



APPLICATION ACCEPTED: December 29, 2011
PLANNING COMMISSION: May 17, 2012
BOARD OF SUPERVISORS: Not yet scheduled

County of Fairfax, Virginia

May 10, 2012

STAFF REPORT

APPLICATIONS PCA 85-P-111-02

PROVIDENCE DISTRICT

APPLICANT:	Young Women's Christian Association (YWCA) National Capital Area
ZONING:	PDH-3
PARCEL:	39-4 ((35)) A
ACREAGE:	3.74 acres
FLOOR AREA RATIO:	0.17 FAR
OPEN SPACE:	55%
PLAN MAP:	Residential, 2-3 du/ac
PROPOSAL:	Amend the previously approved proffers and final development plan in order to permit a building addition, increase the enrollment of children within the YWCA child care center from 84 to 119, and to permit a private school of special education.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 85-P-111-02 and the associated Conceptual Development Plan Amendment, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDPA 85-P-111-02, subject to the Board of Supervisors approval of PCA 85-P-111-02 and the associated Conceptual Development Plan Amendment.

St.Clair Williams

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



Staff recommends approval of a modification of the barrier requirement along the western property line in favor of that shown on the plan.

Staff recommends approval of a waiver of the barrier requirement along the southern property line in favor of that shown on the plan.

Staff recommends approval of a modification of the transitional screening requirement along the western and southern property line to allow existing vegetation to serve as transitional screening.

Staff recommends approval of a modification of the loading space requirement.

Staff recommends approval of a waiver of the inter-parcel access requirement to adjoining parcels other than those specifically identified on the FDPA.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standard.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

O:\SWILL\PCA\PCA-FDPA 85-P-111-02 YWCA\Staff report\Draft Staff Report.doc



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Proffered Condition Amendment

PCA 85-P-111-02

Applicant: YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF THE NATIONAL CAPITAL, INC.

Accepted: 12/29/2011

Proposed: AMEND RZ 85-P-111 TO MODIFY PROFFERS TO PERMIT BUILDING ADDITION AND SITE MODIFICATIONS

Area: 3.74 AC OF LAND;
DISTRICT - PROVIDENCE

Located: 8101 WOLFTRAP ROAD
ZIP - 22182

Zoning: PDH- 3

Map Ref Num: 039-4- /35/ / A

Final Development Plan Amendment

FDPA 85-P-111-02

Applicant: YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF THE NATIONAL CAPITAL, INC.

Accepted: 12/29/2011

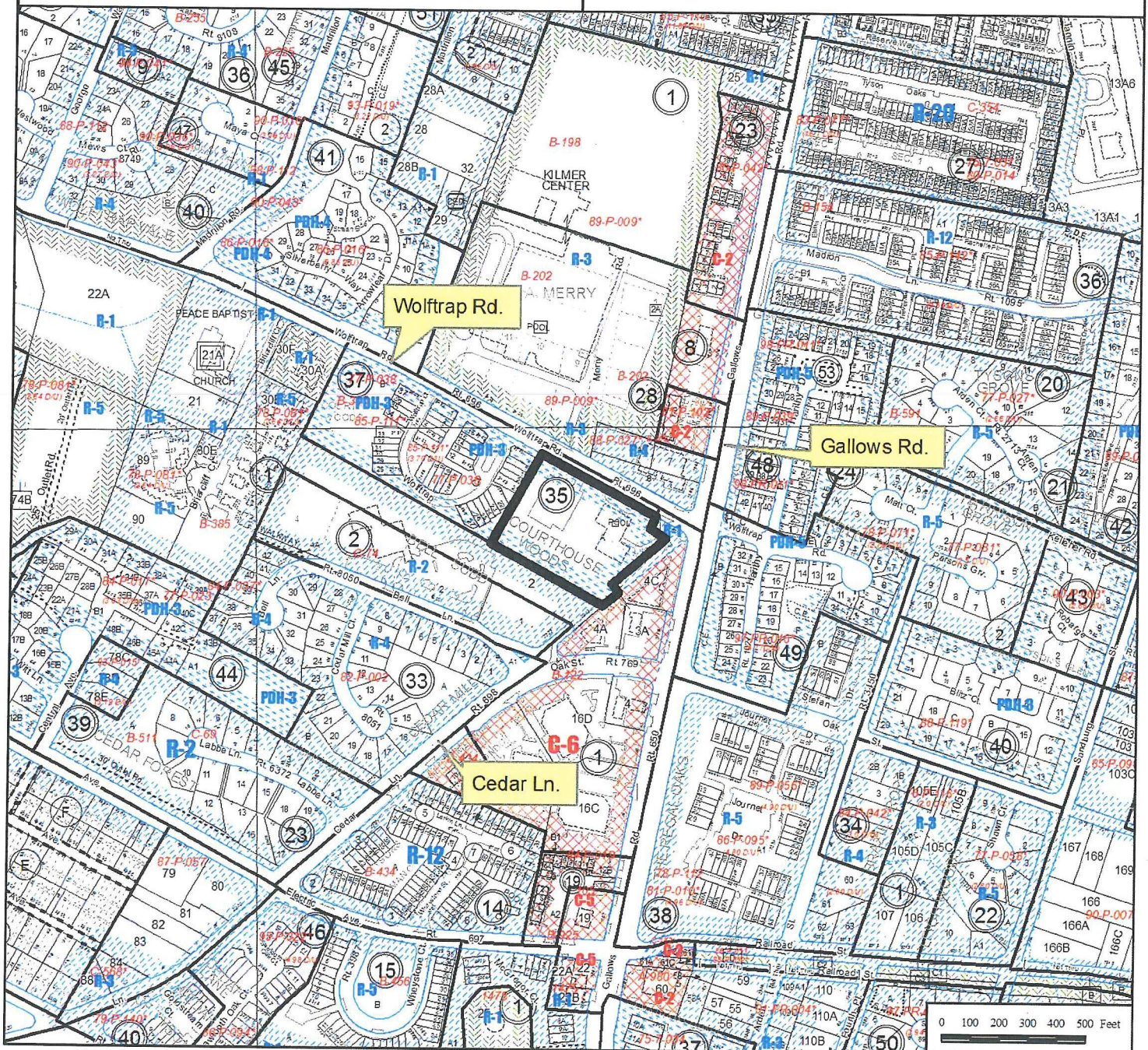
Proposed: AMEND FDP 85-P-111 TO PERMIT BUILDING ADDITION AND SITE MODIFICATIONS

Area: 3.74 AC OF LAND;
DISTRICT - PROVIDENCE

Located: 8101 WOLFTRAP ROAD
ZIP - 22182

Zoning: PDH- 3

Map Ref Num: 039-4- /35/ / A



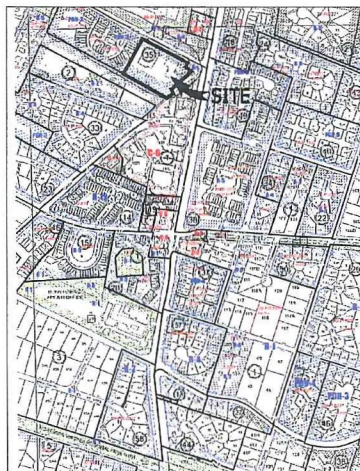
PROFFERED CONDITION AMENDMENT /
FINAL DEVELOPMENT PLAN AMENDMENT
YWCA - WOLFTRAP ROAD
PCA 85-P-111-2 / FDPA 85-P-111-2



SOILS MAP
SCALE - 1" = 500'

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DECEMBER 14, 2011
REVISED MARCH 2, 2012
REVISED APRIL 2, 2012
REVISED MAY 3, 2012



TAX MAP/VICINITY MAP
SCALE - 1" = 500'

TAX MAP NO.
39-4 ((35)) A

APPLICANT

YWCA NATIONAL CAPITAL AREA
624 NINTH STREET, NW
WASHINGTON, DC 20001
ROCHELLE J. HARGRAVES, MBA
(202) 626-0700 X20

APPLICANT'S REPRESENTATIVE

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, PC
2200 CLARENDON BOULEVARD, 15TH FLOOR
ARLINGTON, VIRGINIA 22201
LYNNE J. STROBEL
(703) 528-4700

ARCHITECT

MANCINI DUFFEY WINSTANLEY
1627 K STREET NW
WASHINGTON, DC 20006
MARK YOO AIA, LEED AP
(202) 463-2348

ENGINEER

VIKA INC.
8180 GREENSBORO DRIVE, SUITE 200
MCLEAN, VIRGINIA 22102
JOHN AMATETTI PE
ROBERT COCHRAN
(703) 442-7800

VIKA VA LLC.
8180 GREENSBORO DRIVE, SUITE 200
MCLEAN, VIRGINIA 22102
JOHN AMATETTI PE
ROBERT COCHRAN
(703) 442-7800

TRANSPORTATION

WELLS AND ASSOCIATES, INC
11441 ROBERTSON DRIVE
SUITE 201
MANASSAS, VIRGINIA 20109
WILLIAM F. JOHNSON PE
(703) 365-9262

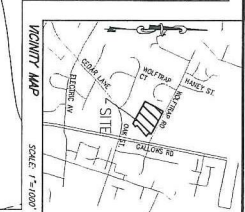
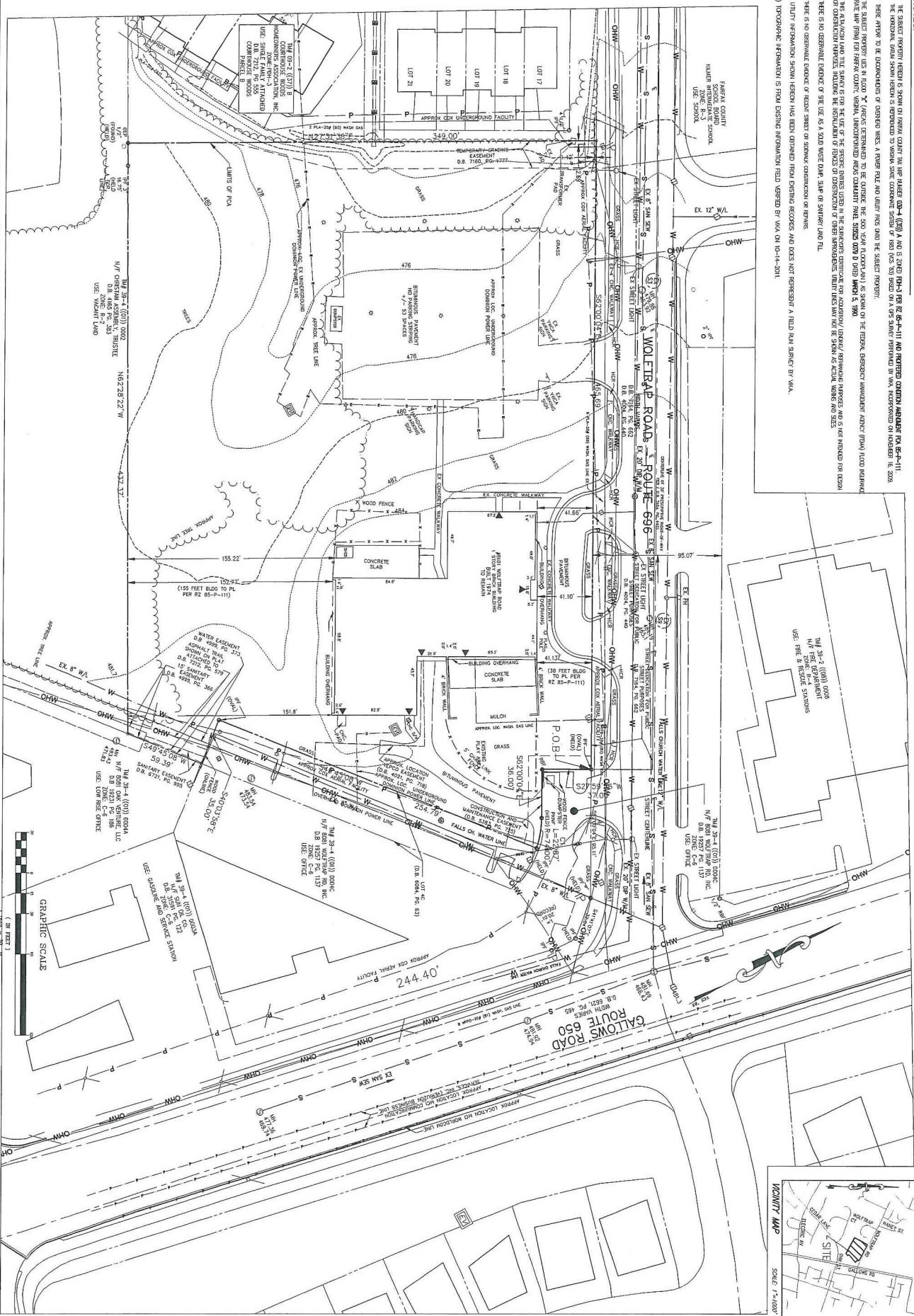
SHEET INDEX:

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- C-1. COVER SHEET
- C-2. EXISTING CONDITIONS
- C-3. PARTIAL PCA PLAT
- C-4. PARTIAL FDPA
- C-5. NOTES AND TABULATIONS
- C-6. STORM WATER MANAGEMENT
- C-7. ADEQUATE OUTFALL MAP/NARRATIVE
- C-8. FDPA CONCEPT LANDSCAPE PLAN
- C-9. EXISTING VEGETATION MAP
- A-1. ARCHITECTURAL ELEVATIONS
- A-2. ARCHITECTURAL ELEVATIONS

NOTES:

- 1) THE SUBJECT PROPERTY HEREIN IS SHOWN ON THE 1996 COUNTY MAP MAP NUMBER 03-1 (20) A AND IS ZONED R-1.5. THE 1996 COUNTY MAP NUMBER 03-1 (20) A AND IS ZONED R-1.5. THE 1996 COUNTY MAP NUMBER 03-1 (20) A AND IS ZONED R-1.5.
- 2) THE EXISTING ROAD SHOWN HEREIN IS REFERRED TO AS A 1996 COUNTY MAP NUMBER 03-1 (20) A AND IS ZONED R-1.5. THE 1996 COUNTY MAP NUMBER 03-1 (20) A AND IS ZONED R-1.5.
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- 7) THERE IS NO DEPENDENT EVIDENCE OF THE USE OF THE SUBJECT PROPERTY HEREIN AS A 1996 COUNTY MAP NUMBER 03-1 (20) A AND IS ZONED R-1.5.
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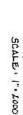
**EXISTING
CONDITIONS**

YWCA - WOLFTRAP
DEED BOOK 7212 AT PAGE 555
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA



DESIGNERS: PLANNERS: LANDSCAPE ARCHITECTS: SURVEYORS: GPS SERVICES:
2100 GREENBRIAR DRIVE, SUITE 200, FALLS CHURCH, VIRGINIA 22024
(703) 442-7800 FAX (703) 442-7801
WWW.VIA-VA.COM

DATE	REVISIONS
2/27/2012	1. INITIAL DESIGN
3/1/2012	2. REVISED DESIGN
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SCHOOL BOARD OF SAREX COUNTY
KILMER INTERMEDIATE SCHOOL
ZONED 2-1 USE SCHOOL

AREA OF PARTIAL PCA



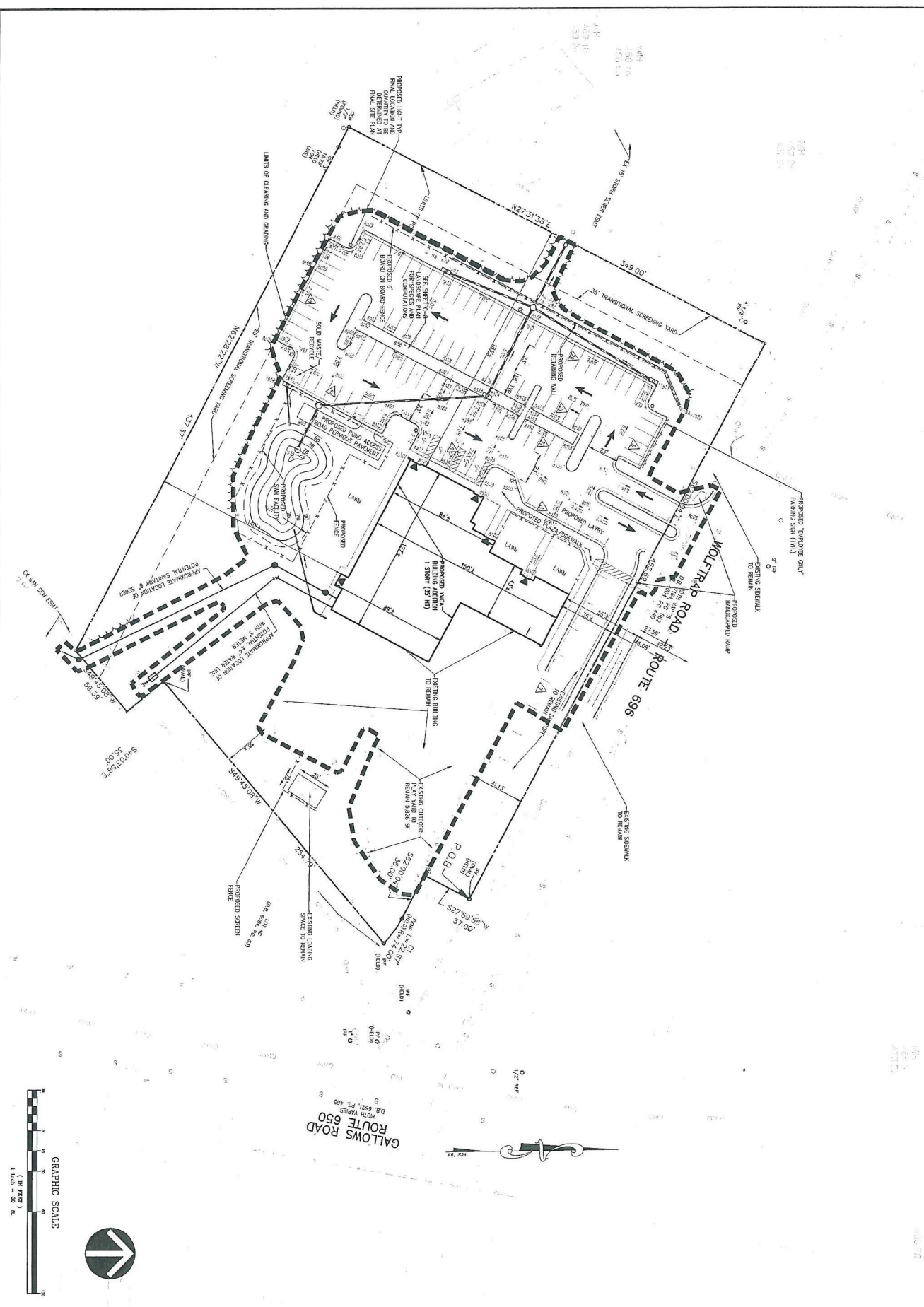
PCA PLAT


YWCA
WOLFTRAP
TAX MAP NUMBER
39-4 ((35)) A
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA



ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

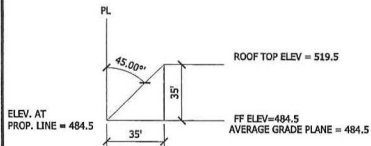
VIA INCORPORATED
8150 GREENBROOK DRIVE SUITE 200 ■ MILEAN, VIRGINIA 22102
(703)442-7868 ■ FAX: (703)761-2787
MILEAN, VA ■ GRANITON, MD



<div><p>ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES</p><p>VIFA INCORPORATED 8100 GREENBROOK DRIVE, SUITE 200 ■ WALEN, VIRGINIA 22102 TEL: (703) 442-7800 ■ FAX: (703) 781-2767 ALEXANDRIA, VA ■ GAITHERSBURG, MD</p></div>		<div><p>YWCA WOLFTRAP TAX MAP NUMBER 39-4 ((35)) A PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA</p></div>		<div><p>FDPA</p></div>		<div><p>VIFA REVISIONS</p><table><tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>1</td><td>APRIL 2, 2012</td><td>REVISED PER 2, 2012</td></tr><tr><td>2</td><td>APRIL 2, 2012</td><td>REVISED PER 2, 2012</td></tr><tr><td>3</td><td>APRIL 2, 2012</td><td>REVISED PER 2, 2012</td></tr><tr><td>4</td><td>APRIL 2, 2012</td><td>REVISED PER 2, 2012</td></tr><tr><td>5</td><td>APRIL 2, 2012</td><td>REVISED PER 2, 2012</td></tr><tr><td>6</td><td>APRIL 2, 2012</td><td>REVISED PER 2, 2012</td></tr><tr><td>7</td><td>APRIL 2, 2012</td><td>REVISED PER 2, 2012</td></tr><tr><td>8</td><td>APRIL 2, 2012</td><td>REVISED PER 2, 2012</td></tr><tr><td>9</td><td>APRIL 2, 2012</td><td>REVISED PER 2, 2012</td></tr><tr><td>10</td><td>APRIL 2, 2012</td><td>REVISED PER 2, 2012</td></tr></table><p>PROJECT/FILE NO. 17287B DATE: DEC. 14, 2011 DES. SIF DMN SIF SCALE: 1" = 50'</p></div>		NO.	DATE	DESCRIPTION	1	APRIL 2, 2012	REVISED PER 2, 2012	2	APRIL 2, 2012	REVISED PER 2, 2012	3	APRIL 2, 2012	REVISED PER 2, 2012	4	APRIL 2, 2012	REVISED PER 2, 2012	5	APRIL 2, 2012	REVISED PER 2, 2012	6	APRIL 2, 2012	REVISED PER 2, 2012	7	APRIL 2, 2012	REVISED PER 2, 2012	8	APRIL 2, 2012	REVISED PER 2, 2012	9	APRIL 2, 2012	REVISED PER 2, 2012	10	APRIL 2, 2012	REVISED PER 2, 2012	<div><p>SHEET NO. C-4</p></div>	
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GENERAL NOTES

- THE PROPERTY CONSISTS OF APPROXIMATELY 3.74050 ACRES AS DELINEATED ON THIS PLAN AND IS SHOWN ON FAIRFAX COUNTY TAX MAP No. 39-4 (133) PARCEL A NOW IN THE NAME OF YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF THE NATIONAL CAPITAL AREA, INC. THE SITE IS ZONED PDH-3 PER RZ 85-P-111 AND PROFFERED CONDITION AMENDMENT PCA 85-P-111.
- THE PROPERTY IS LOCATE IN LAND UNIT V3-SPRING LAKE COMMUNITY PLANNING SECTOR OF THE VIENNA PLANNING DISTRICT OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN, 2011 EDITION.
- THIS AMENDMENT TO A FINAL DEVELOPMENT PLAN, AND ACCOMPANYING PROFFERED CONDITION AMENDMENT, IS SUBMITTED TO REQUEST AN INCREASE IN ENROLLMENT OF AN EXISTING CHILD CARE CENTER OPERATED BY A PUBLIC BENEFIT ASSOCIATION AND THE ADDITION OF A PRIVATE SCHOOL OF SPECIAL EDUCATION.
- THE PROPOSED USE WILL BE A PUBLIC BENEFIT ASSOCIATION USE WITH CHILDCARE CENTER AND A PRIVATE SCHOOL OF SPECIAL EDUCATION.
- THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE BUILDINGS FOR FOOTPRINT SIZE, PARKING LOT LAYOUT, AND GROSS FLOOR AREA SHOWN ON THIS FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) BASED ON FINAL ENGINEERING AND ARCHITECTURAL DESIGN PROVIDED THE OVERALL FLOOR AREA RATIO (FAR) IS NOT EXCEEDED, OPEN SPACE PROVIDED IS NOT REDUCED, AND THE MINIMUM BUILDING SETBACKS ARE NOT REDUCED AND THAT THE CHANGES ARE DETERMINED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE FDPA. THE DIMENSIONS SHOWN FOR BLDG. SETBACK ARE MEASURED TO THE OUTER VERTICAL FACADES AND DO NOT INCLUDE ANY ARCHITECTURAL ELEMENTS SUCH AS COVERED BALCONIES, PORCHES, CHIMNEYS, ETC.
- BOUNDARY, TOPOGRAPHIC AND UTILITY INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM EXISTING RECORDS AND DOES NOT REPRESENT A FIELD FROM SURVEY BY VIKI.
- THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA STATE GRID COORDINATE SYSTEM OF 1983 (VCS '83) BASED ON A GPS SURVEY PERFORMED BY VIKI, INC. ON NOVEMBER 16, 2009.
- TOPOGRAPHY IS SHOWN IN 2' CONTOURS.
- NO OFFSITE IMPROVEMENTS ARE PROPOSED WITH THIS SITE.
- TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE ARE NO UTILITY EASEMENTS ON THE PROPERTY HAVING A WIDTH OF 25 FEET OR MORE.
- PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO THE DEVELOPMENT.
- SEE THE STORM WATER MANAGEMENT PLAN AND OUTFALL ANALYSIS FOR THE STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES PROPOSED FOR THIS SITE.
- A STRUCTURE CURRENTLY EXISTS ON THE PARCEL AND WAS CONSTRUCTED IN APPROXIMATELY 1974. THIS STRUCTURE AND THE EXISTING DROP-OFF ALONG WOLFTRAP ROAD ARE TO REMAIN WITH THIS PROPOSAL.
- THE LIMITS OF CLEARING AND GRADING ARE SHOWN ON THE PLAN.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GRAVES OR PLACES OF BURIAL ON THE PROPERTY.
- IT IS THE INTENT OF THE APPLICANT TO ABIDE BY ANY AND ALL APPLICABLE PROVISIONS OF ARTICLE 14 (PERFORMANCE STANDARDS).
- TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES LOCATED ON THE SUBJECT PROPERTY.
- THIS SITE WILL BE DEVELOPED IN A SINGLE PHASE.
- AN EXISTING VEGETATION MAP (DVM) HAS BEEN PROVIDED SINCE CONSTRUCTING THE SITE IMPROVEMENTS WILL NECESSITATE THE DISTURBANCE OF AN AREA GREATER IN SIZE THAN 2,500 SQUARE FEET.
- THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.
- THE ENTIRE SITE LIES WITHIN A RESOURCE MANAGEMENT AREA (RMA). NO PORTION OF THE SITE LIES WITHIN A RESOURCE PROTECTION AREA (RPA). THERE ARE NO EDGS ON THE PROPERTY.
- NO FLOODPLAIN CURRENTLY EXISTS FOR THIS SITE PER THE FEMA FLOODPLAIN MAPS.
- THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET.
- LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AT THE TIME OF FINAL ENGINEERING, AS LONG AS THE AREA OF LANDSCAPED OPEN SPACE AND THE NUMBER OF PLANTS DOES NOT DIMINISH.
- THE FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED SO LONG AS THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATIONS AND THE AMOUNT OF LANDSCAPING AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.
- ADDITIONAL SITE FEATURES SUCH AS PLAZA DEVELOPMENT, FENCING, RETAINING WALLS, CORNICES, TRELLISES, TRASH DUMPSTERS, BICYCLE RACKS, PLANTERS, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.
- THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED AS SURFACE PARKING SPACES. THE NUMBER OF PARKING SPACES PROVIDED HEREON MAY BE MODIFIED SO LONG AS THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATIONS AND THE AMOUNT OF LANDSCAPING ARE NOT DIMINISHED. THE APPLICANT RESERVES THE RIGHT TO PROVIDE PARKING IN EXCESS OF THAT REQUIRED BY ARTICLE 11. THE APPLICANT ALSO RESERVES THE RIGHT TO REDUCE THE NUMBER OF PARKING SPACES SHOWN ON THE PLAN SO LONG AS THE MINIMUM NUMBER OF SPACES REQUIRED BY ARTICLE 11 IS PROVIDED.
- SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 12 OF THE ZONING ORDINANCE, UNLESS WAIVED OR MODIFIED BY THE BOARD.
- PARKING LOT LANDSCAPING AND TREE COVER REQUIREMENTS WILL BE PROVIDED IN ACCORDANCE WITH Z.O. ARTICLE 13 UNLESS WAIVED BY THE DIRECTOR OF DPWAS.
- MINOR MODIFICATIONS MAY BE MADE TO THE SITE PLAN PER SECTION 18-204 OF THE ZONING ORDINANCE.



BULK PLANE ILLUSTRATION

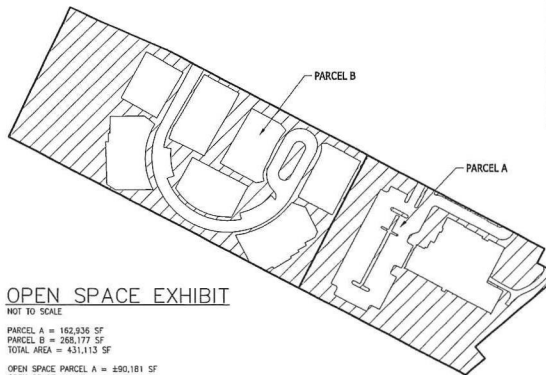
THERE ARE NO ANGLE OF BULK PLANE REQUIREMENTS SPECIFIED FOR THE PDH-3 DISTRICT. ACTUAL YARDS ARE SHOWN ON THE FDPA. THIS GRAPHIC DEPICTION OF THE PDH-3 DISTRICT REQUIREMENT IS FOR REFERENCE ONLY IN CONSIDERATION OF THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE.

WAIVERS/MODIFICATIONS REQUESTED

- MODIFICATION OF THE BARRIER REQUIREMENT ALONG THE WESTERN PROPERTY LINE BETWEEN THE SINGLE FAMILY ATTACHED RESIDENTIAL USE AND THE PUBLIC BENEFIT USE WITH CHILDCARE CENTER AND THE PRIVATE SCHOOL OF SPECIAL EDUCATION USES TO THAT SHOWN ON THE PLAN PURSUANT TO ZONING ORDINANCE SECTION 13-305 PARAGRAPHS (1) AND (6). THIS IS IN CONCERT WITH THE CITIZENS REQUEST IN ORDER TO PROVIDE THE BARRIER AT A HEIGHT THAT WILL PROVIDE A MORE EFFECTIVE BARRIER DUE TO THE CHANGE IN ELEVATION.
- A WAIVER OF THE BARRIER REQUIREMENT ALONG THE SOUTHERN PROPERTY LINE BETWEEN THE CHURCH USE AND THE PUBLIC BENEFIT USE WITH CHILDCARE CENTER AND THE PRIVATE SCHOOL OF SPECIAL EDUCATION USES PURSUANT TO ZONING ORDINANCE SECTION 13-305 PARAGRAPHS (1) AND (6).
- MODIFICATION TO TRANSITIONAL SCREENING REQUIREMENTS TO ALLOW EXISTING VEGETATION TO SERVE AS TRANSITIONAL SCREENING AND BUFFER REQUIREMENTS PURSUANT TO ZONING ORDINANCE SECTION 13-305 PARAGRAPH (3).
- PURSUANT TO SECTION 11-201, PARAGRAPH (4) AND SECTION 11-203 OF THE ZONING ORDINANCE, A MODIFICATION OF THE LOADING SPACE REQUIREMENTS FOR A PUBLIC BENEFIT ASSOCIATION USE AND A PRIVATE SCHOOL OF SPECIAL EDUCATION USE TO THAT WHICH IS SHOWN ON THE FDPA.
- A WAIVER OF SECTION 17-201 PARAGRAPH (3) OF THE ZONING ORDINANCE TO PROVIDE ADDITIONAL INTER-PARCEL CONNECTION TO ADJOINING PARCELS OTHER THAN THOSE SPECIFICALLY IDENTIFIED ON THE FDPA.
- THE APPLICANT REQUESTS A DETERMINATION OF ZONING ORDINANCE SECTION 17-201 PARAGRAPH (4) REGARDING ANY FURTHER DEDICATION AND CONSTRUCTION OF WIDENING FOR EXISTING ROADS BEYOND THAT WHICH IS INDICATED ON THE FDPA. DEDICATION AND IMPROVEMENTS SHOWN ON THE FDPA SHALL BE DEEMED TO MEET ALL COMPREHENSIVE PLAN POLICY PLAN REQUIREMENTS.

OVERALL TABULATIONS

EXISTING ZONING	PDH-3
PROPOSED ZONING	PDH-3
USE	PUBLIC BENEFIT ASSOCIATION USE WITH CHILDCARE (CATEGORY 3) PRIVATE SCHOOL OF SPECIAL EDUCATION (CATEGORY 3)
SITE AREA SUBJECT TO PCA/FDPA	162,936 SF OR 3.74050 AC
EXISTING GROSS SQUARE FOOTAGE	14,766 SF
PROPOSED GROSS SQUARE FOOTAGE	(7,133 EX + 2,825 ADD) 10,058 SF
PUBLIC BENEFIT ASSOCIATION USE WITH CHILDCARE	(7,439 EX + 9,985 ADD) 17,424 SF
PRIVATE SCHOOL OF SPECIAL EDUCATION	(14,566 EX + 17,510 ADD) 32,076 SF
TOTAL PROPOSED	0.27
FAR PROVIDED	55% PER APPROVED PCA
OPEN SPACE REQUIRED	55% SEE EXHIBIT THIS SHEET
OPEN SPACE PROVIDED	5826 SF
RECREATIONAL OPEN SPACE	
PARKING REQUIRED	
SCHOOL OF SPECIAL EDUCATION	TWO SPACES PER EACH THREE EMPLOYEES PLUS A SUFFICIENT NUMBER OF SPACES TO ACCOMMODATE ALL PERSONS WHO MAY BE AT THE ESTABLISHMENT AT ANY ONE TIME UNDER NORMAL OPERATING CONDITIONS 8,816/30 STAFFS = 294 SPACES PLUS 15 FOR OCCUPANTS = 309 SPACES
PUBLIC BENEFIT ASSOCIATION USE WITH CHILDCARE CENTER	NOT DEFINED ASSUME 25 SPACES USING CHILDCARE CENTER, 10 PER CHILD FOR A SCHOOL WITH 300 OR MORE STUDENTS, 120 STUDENTS X 10 = 120 SPACES PLUS 5 FOR STAFF
TOTAL PARKING REQUIRED	46 SPACES
PARKING PROVIDED	97 SPACES
LOADING REQUIRED	1 SPACE PER 11-20
LOADING PROVIDED	1 SPACE
YARD REQUIREMENTS	AS SHOWN
BUILDING HEIGHT PROVIDED	35'

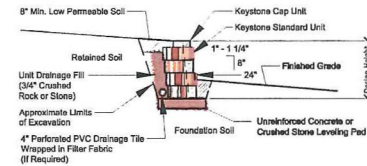


OPEN SPACE EXHIBIT

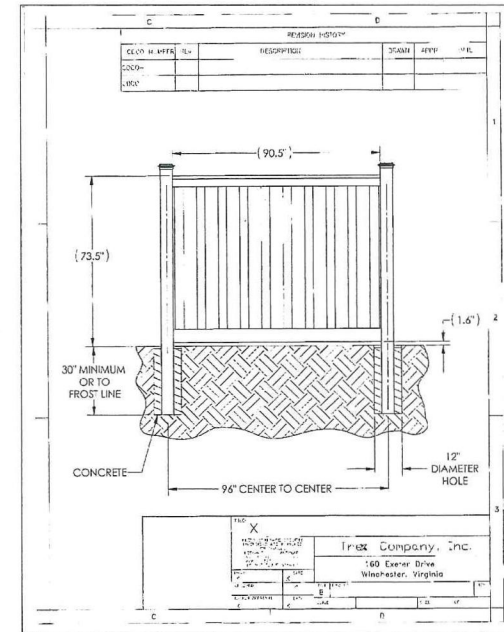
NOT TO SCALE

PARCEL A = 162,936 SF
PARCEL B = 268,177 SF
TOTAL AREA = 431,113 SF
OPEN SPACE PARCEL A = 490,181 SF
OPEN SPACE PARCEL B = 146,931 SF
TOTAL OPEN SPACE = 637,112 SF
PERCENTAGE OF OPEN SPACE PROVIDED FOR PARCEL A = 55%
OVERALL OPEN SPACE REQUIRED IS 55% PER PCA/FDPA 85-P-111
OVERALL OPEN SPACE PROVIDED IS 55%

* OPEN SPACE REQUIRED FOR PARCEL B IS 34% PER PROFFER 2
OPEN SPACE PROVIDED AND TO REMAIN FOR PARCEL B IS 34.1%



TYPICAL GRAVITY WALL SECTION
FOR INFORMATION ONLY NOT TO SCALE



SCREEN FENCE DETAIL
NOT TO SCALE



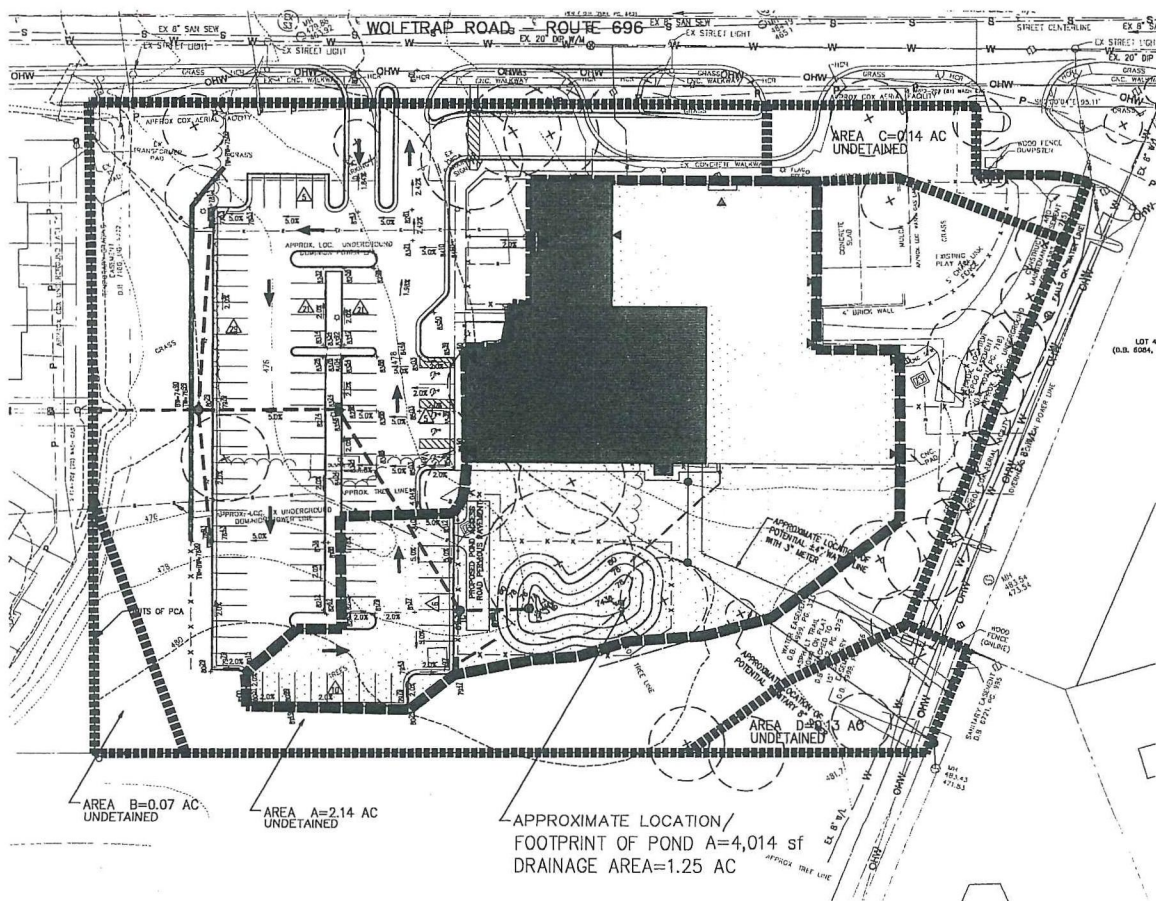
ENGINEER: VIKI ASSOCIATES, INC. 1000 N. 10TH ST. SUITE 200
FALLS CHURCH, VA 22044
PHONE: 703.261.1111
FAX: 703.261.1112
WWW.VIKI-VA.COM

YVCA
WOLFTRAP
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES AND
TABULATIONS

VIKA REVISIONS

REV.	DATE	DESCRIPTION
REV. MAY 03, 2012		
REV. APRIL 02, 2012		
REV. MARCH 02, 2012		
DATE: DECEMBER 14, 2011		
DES.	STF	DWN.
SCALE:	N/A	
PROJECT/FILE NO.	V7267B	
SHEET NO.	C-5	

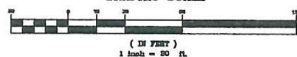


LEGEND

- DRAINAGE AREA TO THE POND
- DRAINAGE DIVIDES



GRAPHIC SCALE



STORMWATER MANAGEMENT NARRATIVE-QUANTITY

IN THE EXISTING CONDITION, 90% OF THE PROPERTY DRAINS TO THE WESTERN EDGE OF THE SITE AND OUTFALLS INTO THE EXISTING 24" STORM DRAIN. CURRENTLY, THERE ARE NO EXISTING STORMWATER MANAGEMENT CONTROLS IN PLACE. THEREFORE, THE POST DEVELOPED RUNOFF MUST BE LESS THAN OR EQUAL TO THE EXISTING (CURRENT) RUNOFF. WITH THIS DEVELOPMENT WE ARE PROPOSING A STORMWATER MANAGEMENT POND THAT 1.25 ACRES OF THE SITE WILL DRAIN TO (INCLUDING THE BUILDING FOOTPRINT). THE POND WILL NEED A STORAGE VOLUME OF APPROXIMATELY 6500 CF FOR THE POST-DEVELOPED 10-YR. 24-HOUR DESIGN STORM. THE SIZE AND SHAPE OF THE STORMWATER MANAGEMENT POND MAY BE SUBJECT TO CHANGE AT TIME OF FINAL ENGINEERING.

ALLOWABLE RELEASE RATE COMPUTATION ($t_c = 10$ min)

PREDEVELOPMENT RUNOFF:

$A=3.74$ AC
 $C=0.42$
 $I=2.57$, $IIO=3.25$
 $Q2=4.04$ CFS, $Q10=5.11$ CFS

POST-DEVELOPMENT POND INFLOW

$A=1.25$ AC
 $C=0.70$
 $I=2.57$, $IIO=3.25$
 $Q2=2.25$ CFS, $Q10=2.84$ CFS

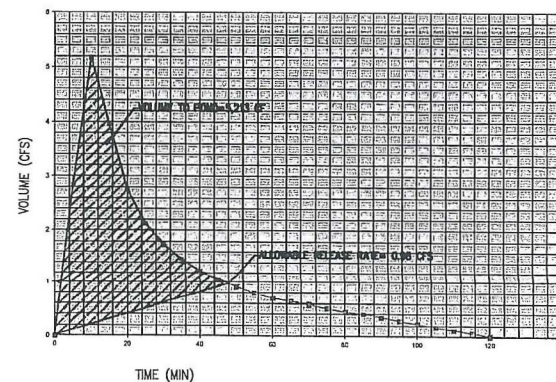
UNDETAINED RUNOFF:

$A=2.48$ AC
 $C=0.51$
 $I=2.57$, $IIO=3.25$
 $Q2=3.28$ CFS, $Q10=4.13$ CFS

ALLOWABLE RELEASE RATE:

Q (PREDEVELOPMENT) = Q (UNDETAINED)
 $Q2$ ALLOWABLE = $4.04 - 3.28 = 0.76$ CFS
 $Q10$ ALLOWABLE = $5.11 - 4.13 = 0.98$ CFS

10-YEAR HYDROGRAPH (POST-DEVELOPMENT POND INFLOW) $t_c=10$ min



STORMWATER MANAGEMENT NARRATIVE-QUALITY

IMP TREATMENT WILL BE PROVIDED IN TWO SEPARATE AREAS--THE UNDETAINED AND DETAINED AREAS OF THE SITE. THE 2.14 ACRES THAT IS DRAINING TO THE WESTERN EDGE OF THE SITE WILL HAVE LID TECHNIQUES (SUCH AS INFILTRATION) OR THE USE OF STRUCTURAL FILTER SYSTEMS (SUCH AS STORM FILTERS), OR A COMBINATION THEREOF. THE MEDIAN IN THE PARKING LOT WILL ACT AS A "DISCONNECTION" OF THE LARGE IMPERVIOUS AREA BY ALLOWING SOME OF THE RUNOFF TO INFILTRATE BEFORE REACHING THE OUTFALL AND/OR OTHER BMP TECHNIQUES. BMP TREATMENT FOR THE 1.19 DETAINED ACRES WILL BE PROVIDED BY THE STORMWATER MANAGEMENT POND. FINAL DESIGN, LOCATION, AND TYPES OF BMP SYSTEM(S) SHALL BE ESTABLISHED WITH FINAL CONSTRUCTION PLANS AND MAY BE REVISED TO ALTERNATES ALLOWED BY THE PDM.



VIKA
 DESIGNER & PLANNER LANDSCAPE ARCHITECTS & SURVEYORS P.C. SERVICES
 8400 GREENSBORO BLVD., SUITE 100, GREENSBORO, NC 27409
 (336) 444-7800 • FAX (336) 444-7897
 GREENSBORO, NC

YWCA - WOLFTRAP
 TAX MAP NUMBER
 39-4 ((35)) A
 PROVIDENCE DISTRICT
 FAYETTE COUNTY, VIRGINIA

**STORMWATER
 MANAGEMENT**

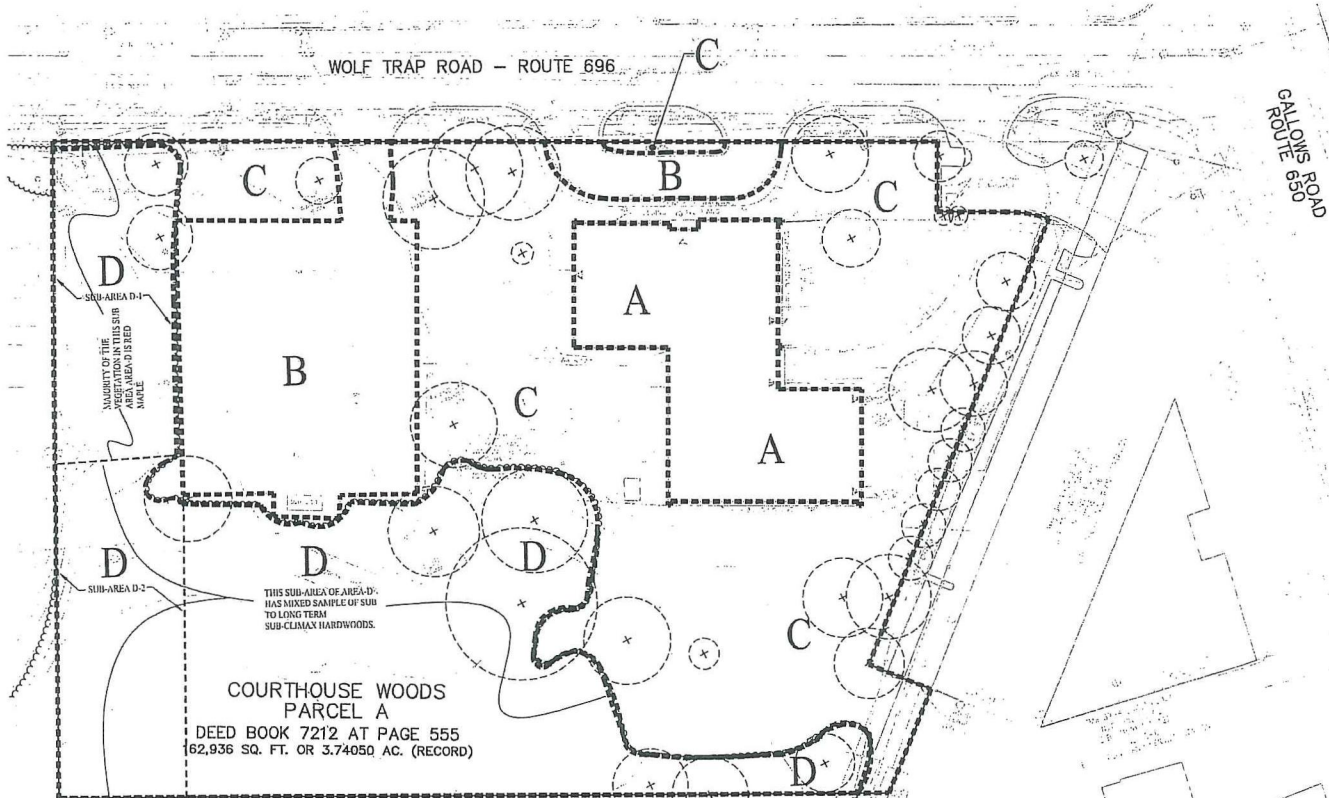
VIKA REVISIONS

REVISION	DATE	BY	CHKD
1	4/2/12	DES.	DWN.
2	MARCH 2, 2012	KB	KB
SCALE: 1"=30'			
PROJECT/FILE NO. V72878			
SHEET NO. C-6			

3/17/2012 2:55:28 PM EST

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ McLEAN, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
McLEAN, VA GERMANTOWN, MD



**COURTHOUSE WOODS
PARCEL A**
DEED BOOK 7212 AT PAGE 555
62,936 SQ. FT. OR 3.74050 AC. (RECORD)

YVCA EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"A"	DEVELOPED/MAINTAINED	N/A	14,554 SF (0.3343 AC)	N/A	N/A	DEVELOPED BUILDING
"B"	DEVELOPED/MAINTAINED	N/A	22,968 SF (0.5273 AC)	N/A	N/A	DEVELOPED ASPHALT PARKING AREA AND TRAIL LAKE
"C"	LANDSCAPED TREE CANOPY	N/A	65,705 SF (1.5084 AC)	N/A	SEE COVER TYPE TABLE	TREE CANOPY ESTABLISHED THROUGH PLANTING NOT OF NATURAL FOREST
"D"	UPLAND FOREST	LONG-TERM SUB-CLIMAX	59,689 SF (1.3705 AC)	FAIR	SEE COVER TYPE TABLE	SUB-MATURE WOOD STAND BORDOURED BY SUB-CLIMAX AND OFFICE DEVELOPMENT
TOTAL AREA	-	-	162,936 SF (3.7405 AC)	-	-	-

YVCA VEGETATION COVER TYPES

"C" PRIMARY SPECIES

Acer rubrum - Red Maple
Cornus florida - Flowering Dogwood
Ilex opaca - American Holly
Juniperus virginiana - Eastern Redcedar
Lycopersicon esculentum - Grape Myrtle
Lonicera caerulea - European Larch
Morus alba - White Mulberry
Panicum polyanthes - Royal Paulownia
Pinus strobus - White Pine
Quercus alba - White Oak
Quercus palustris - Pin Oak
Robinia pseudoacacia - Black Locust

"D" PRIMARY SPECIES

Acer rubrum - Red Maple
Acer saccharinum - Silver Maple
Alnus incana - Tree of Heaven
Carya cordiformis - Bitternut Hickory
Liquidambar styraciflua - Yellow Poplar
Morus alba - White Mulberry
Paulownia tomentosa - Royal Paulownia
Pinus strobus - White Pine
Prunus serotina - Black Cherry
Quercus alba - White Oak
Quercus rubra - Red Oak
Robinia pseudoacacia - Black Locust
Sassafras albidum - Common Sassafras

EVM NARRATIVE

APPROXIMATELY 60% OF THE SUBJECT SITE HAS BEEN DEVELOPED AS A YVCA FACILITY. 21% OF THE SITE IS DEVELOPMENT WITH A ONE STORY BUILDING AND AN ASPHALT PARKING LOT. THERE IS NO PERIPHERAL OR INTERIOR PARKING LOT LANDSCAPING. 40% OF THE SITE IS OPEN SPACE LANDSCAPED AREA. IT APPEARS THAT PORTIONS OF THE VEGETATION WITHIN AREA-C WAS SELECTIVE REMNANT PLANT MATERIAL WHICH WAS NOT REMOVED AT THE TIME OF DEVELOPMENT. ADDITIONAL PLANT MATERIAL IN THIS OPEN LANDSCAPED AREA APPEARS TO HAVE BEEN INSTALLED AT THE TIME OF DEVELOPMENT OR AS PLANT MATERIAL DECLINED AND REQUIRED REPLACEMENT. THE SUCCESSIONAL STAGE OF AREA-C IS GENERALLY SUB-CLIMAX TO LONG TERM SUB-CLIMAX. THE GENERAL HEALTH SHOWS GOOD VIGOR, VITALITY AND STRUCTURE. THERE ARE LOCATIONS WHERE INVASIVE PLANT SPECIES ARE ESTABLISHED AND AN EFFORT TO MANAGE AND REMOVE THIS INVASIVE MATERIAL WOULD HELP MAINTAIN AND IMPROVE SPECIES HEALTH AND STRUCTURE. THE PLANT MATERIAL IN AREA-C SHOWS NO OBSERVABLE CRITICAL DEFECTS THROUGH THEIR ARE LOCATIONS WHERE SPECIFIC LOCATION CROWN CLEARING WOULD HELP REDUCE BRANCH/LIMB FAILURE.

THE REMAINDER OF THE SUBJECT SITE IS A WOODED STAND THAT APPEARS TO HAVE BEEN PRESERVED AT THE TIME THIS SITE WAS DEVELOPED (AREA-D). THE VEGETATION IN AREA-D IS PRIMARILY SUB-CLIMAX TO LONG TERM SUB-CLIMAX HARDWOODS. THERE IS NO OBSERVABLE EVIDENCE OF INSECT, PESTS OR OR DISEASES. HOWEVER, THE GENERAL HEALTH SHOWS GOOD VIGOR, VITALITY AND STRUCTURE. HOWEVER, THERE ARE LOCATIONS WHERE INVASIVE PLANT SPECIES ARE ESTABLISHED AND AN EFFORT TO MANAGE AND REMOVE THIS INVASIVE MATERIAL WOULD HELP MAINTAIN AND IMPROVE SPECIES HEALTH AND STRUCTURE.

THE PRIMARY SPECIES IDENTIFIED IN THESE AREAS IN A VEGETATION TYPE COVER TABLE ON THIS SHEET.

YVCA - Sept 16, 2011

Table 12.12 10-Year Tree Canopy Calculation Worksheet

Step	Tree Preservation Target Calculations and Statement	Totals	Reference
A.1	Pre-development area of existing tree canopy (from existing vegetation map)(SF) =	80,659	see § 12-0507.2
A.2	Percentage of gross site area covered by existing tree canopy =	50%	
A.3	Percentage of 10-year tree canopy required for site =	25%	see Table 12.4
A.4	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	50%	
A.5	Proposed percentage of canopy requirement that will be met through tree preservation =	132%	
A.6	Has the Tree Preservation Target minimum been met?	Yes	Provide Yes or No
A.7	If No for line A.6, then a request to donate from the Tree Preservation Target shall be provided on the plan that states one or more of the specifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where valuation request is located.	-	Provide sheet number, see § 12-0507.3
A.8	If step A.7 requires a narrative, it shall be prepared in accordance with § 12-0507.4	-	see § 12-0507.4

PRELIMINARY EXISTING TREE INVENTORY SUMMARY

THE PRELIMINARY EXISTING TREE INVENTORY SUMMARY WAS PREPARED WITHOUT THE BENEFIT OF AN ACTUAL "FIELD-RUN" SURVEY.

THE OBJECTIVE OF THIS FOREST STAND SAMPLING WAS TO COLLECT A PRELIMINARY TABULATION OF THOSE TREE TYPES WITHIN THE SUBJECT WOODS AND THE CALIPER SIZES MEASURED AND OBSERVED. THE INTENT IS THAT THIS PRELIMINARY FIELD DATA MAY ADD TO HELP DETERMINE THE FEASIBILITY OF THIS EXISTING FOREST STAND TO FUNCTION AS A HEALTHY VEGETATIVE SCREEN BETWEEN THE SUBJECT YVCA SITE AND THE EXISTING ADJACENT RESIDENTIAL SITE. THIS FOREST AREA WOULD BE CHARACTERIZED AS AN EARLY TO MID SUCCESSIONAL STAGE AS THE HIGHEST PERCENTAGE OF TREE SIZE IS BETWEEN 6"-9" CALIPER WITH A MIX OF MAPLE, LOCUST CHERRY AND OAK. THERE IS NO OBSERVABLE EVIDENCE OF SEVERE INSECT, PESTS OR BIOTIC ISSUES PRESENT. IN GENERAL, THIS FOREST STAND SHOWS GOOD HEALTH, VIGOR, VITALITY AND STRUCTURE.

PRELIMINARY EXISTING TREE INVENTORY SUMMARY

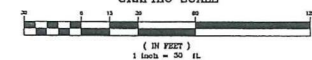
DIAMETER	SAMPLE COUNT & PERCENTAGE
SUB-AREA - D1	
4-5" (SAPLING)	8 (13.8%)
6-9" (POLE)	35 (51.5%)
10-17" (SMALL)	22 (32.3%)
18-29" (MEDIUM)	3 (4.4%)
30" (LARGE)	0 (0.0%)
SUB-TOTAL	68
SUB-AREA - D2	
4-5" (SAPLING)	9 (13.2%)
6-9" (POLE)	23 (33.8%)
10-17" (SMALL)	18 (26.9%)
18-29" (MEDIUM)	5 (7.4%)
30" (LARGE)	0 (0.0%)
SUB-TOTAL	45

PLAN PREPARED BY: NELSON P. KIRCHNER, RLA
CERTIFIED ARBORIST NO. MA-4720AM

SIGNATURE: DATE: 4/2/12



GRAPHIC SCALE



NO.	DATE	DESCRIPTION
REVISIONS		



FOR ILLUSTRATIVE PURPOSES ONLY

0 2 4 8 12 20



CHILDREN'S CENTER - NATATORIUM
WEST & NORTH ELEVATION
8101 Wolftrap Road
Vienna, VA 22128

MICHAEL WINSTANLEY
ARCHITECTS & PLANNERS

SHEET A-1



FOR ILLUSTRATIVE PURPOSES ONLY

0 2 4 8 12 20



CHILDREN'S CENTER - NATATORIUM
EAST & SOUTH ELEVATION
8501 Wolftrap Road
Vienna, VA 22128



SHEET A-2

DESCRIPTION OF THE APPLICATION

The applicant, Young Women's Christian Association (YWCA) National Capital Area, seeks an amendment of the previously approved proffers and final development plan in order to permit a building addition to the public benefit association (YWCA) building, increase the maximum enrollment of children within the YWCA child care center from 84 to 119, and to permit a private school of special education. The 3.74-acre site is a portion of a larger consolidation (9.89 acres) that was rezoned from the R-1 District to the PDH-3 District with the approval of RZ 85-P-111.

The existing YWCA building is 14,566 square feet (SF). The applicant proposes to construct a 12,910 SF addition to the building, resulting in a total gross floor area (GFA) of 27,476 SF (0.17 FAR). As part of the addition to the existing building, the portion of the building dedicated to the child care center would be increased from 7,133 SF to 10,058 SF. The proposed building addition would also allow for the provision of a second swimming pool within the YWCA building. The second swimming pool would be utilized as a private school of special education, consisting of a swimming school for children between 3 months old and 9 years old, and a senior citizen warm water exercise program.

Hours of Operation:

Child Care Center:

6:30 AM to 6:00 PM Monday – Friday

Private School of Special Education:

9:00 AM to 6:30 PM Monday - Friday

The applicant's draft proffers, affidavit, and statement of justification are contained in Appendices 1, 2 and 3 respectively.

LOCATION AND CHARACTER

The site is located in the southwest quadrant of the intersection of Wolftrap Road and Gallows Road in the Providence District. The site is zoned PDH-3 and is developed with a public benefit association (YWCA), consisting of a one-story brick building with a drop off area on Wolftrap Road, as well as a playground and a surface parking lot. The western and southern portions of the site contain existing vegetation, which provides a buffer to the adjacent properties to the west and south.



North: R-3 & R-4
 Kilmer School &
 Dunn Loring VFD
Plan: Public Facilities,
 Gov't & Institution

South: R-2 Church
 (Christian Assembly)
Plan: Residential;
 2-3 du/ac

East: C-6 Office
Plan: Retail & other

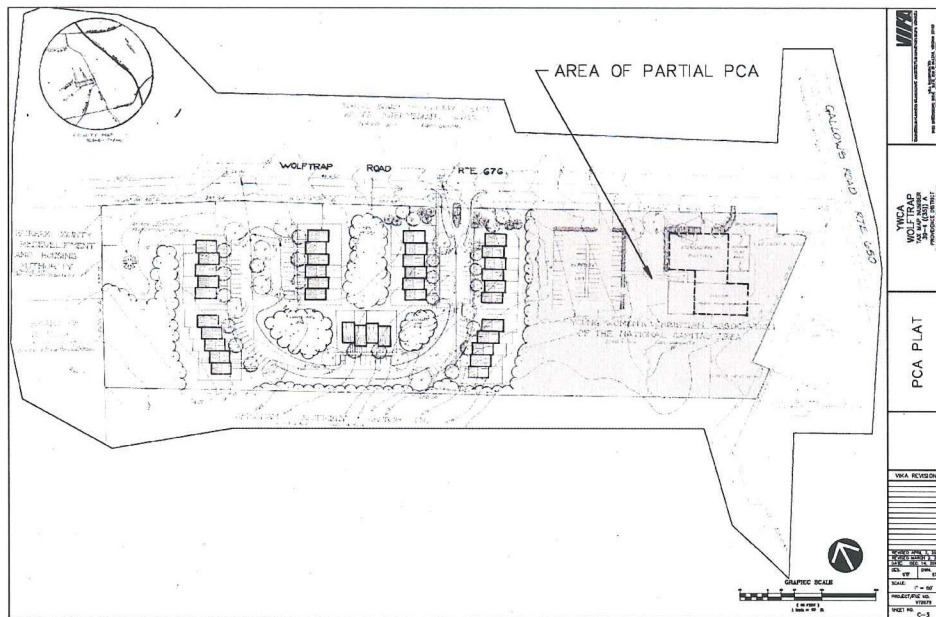
West: PDH-3
 Courthouse Woods
Plan: Residential;
 2-3 du/ac

BACKGROUND

On May 17, 1972, the Board of Zoning Appeals approved Special Permit S-65-72 to permit a YWCA facility with a child care center on 9.90 acres. The approved special permit did not impose a limit on the number of children at the child care center. Based on the maximum number of children permitted, a development condition required that a minimum of 52 parking spaces be provided at the YWCA facility.

On July 21, 1986, the Board of Supervisors approved RZ 85-P-111 to rezone 9.89 acres from the R-1 District to PDH-3 District to permit 37 single-family attached units at a density of 3.74 dwelling units per acre (du/ac) and to retain the YWCA as a secondary use (public benefit association) on 3.74 acres of the site, subject to executed proffers dated July 11, 1986. Because the YWCA was designated as a secondary use on the CDP/FDP, special permit approval was no longer required. A note on the approved CDP/FDP limited the child care center to 60 children. A copy of the approved proffers and plans are in Appendix 4.

On May 9, 2001, the Board of Supervisors approved PCA 85-P-111 to allow an increase in the enrollment of the childcare center from 60 children to 84 children, subject to proffers dated April 23, 2001. On April 24, 2001, the Planning Commission approved FDPA 85-P-111, subject to final development plan conditions dated April 4, 2001 and the Board's approval of PCA 85-P-111. A copy of the approved plat is provided below. A copy of the approved proffers and plans are in Appendix 4.



ANALYSIS

Conceptual Development Plan/Final Development Plan (Copy at front of staff report)

Title of CDPA/FDPA:

YWCA – Wolftrap Road

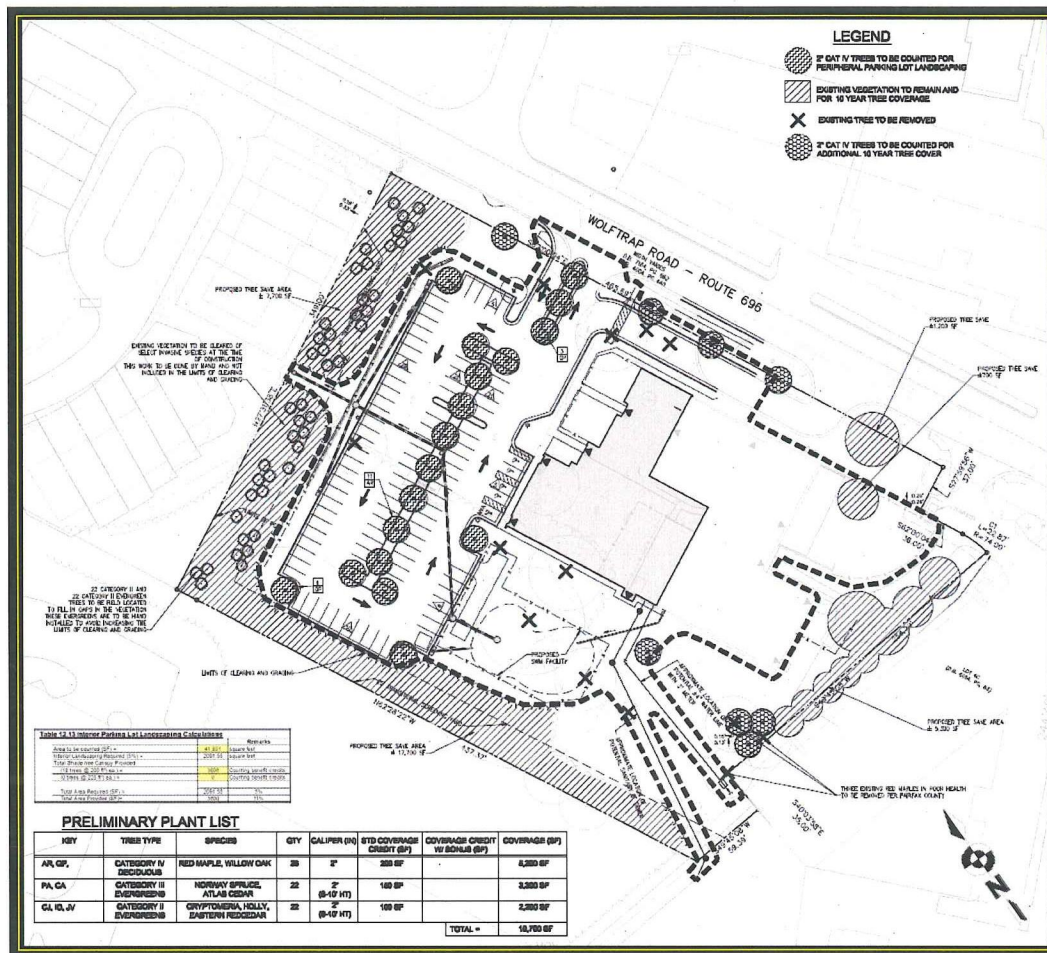
Prepared By:

VIKA Inc.

Original and Revision Dates:

December 14, 2011, as revised through
May 3, 2012

Below are excerpts and discussion of the combined CDPA/FDPA.



The existing 14,566 SF YWCA building is located in the eastern portion of the site, along the Wolftrap Road frontage of the site. A 4,500 SF outdoor play area is located on the east side of the existing building. The 12,910 SF building addition is shown to be constructed along the west side of the existing building. An existing circular driveway along the front (north side) of the YWCA facility, containing two accessible parking spaces is shown to remain with the proposed development; however the existing access to this driveway from Wolftrap Road will be closed and access will be provided from the parking area to the west of the building addition. The existing access to the parking lot from Wolftrap Road will remain.

Access to the site continues to be provided from Wolf Trap Road. The existing surface parking lot along the western portion of the site is shown to be reconfigured, increasing the parking spaces from 53 to 97 and providing landscaped islands within the parking lot to direct vehicular circulation in a counter clockwise direction within the site.

A stormwater management pond is proposed in the southern portion of the site to accommodate the water quantity and water quality controls for the site. The landscape plan shows the existing vegetated buffers along the southern and western boundaries remaining with supplemental plantings provided within the western buffer. Peripheral parking lot landscaping is depicted in the surface parking area, and additional supplemental plantings are shown along the Wolf Trap Road frontage of the site and in the eastern section of the site. Approximately 55% open space is proposed. A retaining wall up to a maximum height of three feet is depicted along the western boundary of the parking lot with an approximately six-foot screening fence on top of the retaining wall, to screen headlights from the residential development to the west.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

In the Fairfax County Comprehensive Plan, 2011 Edition, Vienna Planning District, Amended through March 6, 2012, V3- Spring Lake Community Planning Sector, on page 69 the Plan States:

Land Use

The Spring Lake sector is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

The area west of Cedar Lane, east of Woodford Road, south of Wolftrap Road and north of Electric Avenue, is planned for single-family detached residential use at 2-3 dwelling units per acre. As an option, in the event of substantial land consolidation, single-family detached residential uses at 3-4 dwelling units per acre may be appropriate for this area.

- 2. Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.*

ANALYSIS

Land Use Analysis

The subject application proposes to construct a 12,910 SF addition to the existing YWCA building (14,566 SF) on the site, resulting in a total GFA of 27,476 SF or 0.17 FAR. The portion of the building dedicated to the child care center would be increased from 7,133 SF to 10,058 SF, and the building addition would allow for the provision of a second swimming pool within the YWCA building. The second swimming pool would serve as a private school of special education, consisting of a

children's swimming school and a senior citizen warm water exercise program. With the subject application, 55% open space will be provided, which was the minimum amount of open space shown on the approved FDP for the site per the original rezoning. There is no site-specific Comprehensive Plan text for the subject site. Staff finds that the proposed amendment does not affect the site's conformance with the land use recommendations for the subject site.

Environmental Analysis (Appendix 5)

Buffering (Appendix 6)

As previously noted, the 3.74-acre subject site is a portion of a larger consolidation (9.89 acres) that was rezoned from the R-1 District to the PDH-3 District with the approval of RZ 85-P-111. The remaining portion of the larger consolidation was approved for residential development and subsequently the Courthouse Woods subdivision was constructed to the west of the YWCA facility. To the south of the YWCA site is property zoned R-2 containing a Place of Worship. The application proposes to maintain the existing vegetated areas along the western (35 feet wide) and southern (25 feet wide) boundaries of the property.

The applicant has requested the following waivers and modifications:

- Modification of the barrier requirement along the western property line in favor of that shown on the plan.
- Waiver of the barrier requirement along the southern property line in favor of that shown on the plan.
- Modification of the transitional screening requirement along the western and southern property line to allow existing vegetation to serve as transitional screening.

Urban Forest Management Division (UFMD) staff reviewed the application along with the requested waivers and modifications and provided the following comments:

There does not appear to be existing vegetation below six feet in height that meets the intent of transitional screening in the areas where the applicant is requesting a waiver of the barrier requirements and modification of the transitional screening requirements. Additionally the area between the western boundary of the site and the existing parking area contains invasive plant species and other vegetation considered undesirable. The tree save area in the southern portion of the site also contains invasive plant species. The invasive plant species could endanger the long-term ecological functionality, health, and regenerative capacity of the early successional forest community in these areas of the site. UFMD staff recommends that an invasive and undesirable vegetation management plan be provided detailing how the invasive and/or undesirable plant species will be removed and managed from these areas without damaging trees

proposed for preservation. UFMD staff also recommends that the applicant provide evergreen understory plantings in the western and southern portions of the site to supplement the existing screening in those portions of the site and to replace the invasive vegetation that will be removed.

The draft proffers submitted by the applicant include language addressing an invasive and undesirable vegetation plan for vegetation in the western portion of the property. The applicant has also revised the landscape plan to propose supplemental planting consisting of 22 evergreen trees along the western boundary of the site.

In response to UFMD comments, the applicant has also made the following revisions to the application:

- Revised the tree cover and 10-year tree canopy calculations
- Shown three existing red maple trees in the southeastern portion of the property to be removed due to poor condition.
- Increased the width of the landscaped islands within the parking area from six feet to eight feet.
- Provided a draft tree preservation proffer

Based on the revisions that have been made to the CDPA/FDPA and draft proffers, the UFMD issues regarding this application have been addressed and staff is not opposed to the requested waivers and modifications regarding the barrier and transitional screening requirements.

Green Building (Appendix 5)

The Policy Plan of the Comprehensive Plan encourages the incorporation of green building practices in the design and construction of new development within the County. As a result, staff has encouraged the applicant to provide green building practices in the construction of the proposed addition to the YWCA facility.

The applicant has provided draft proffers that state that the proposed improvements shall be designed by a firm with at least one professional accredited LEED (or equivalent program) on the team and the following measures shall be incorporated into the construction of the new building:

- Energy Star HVAC systems
- Incorporation of LED or fluorescent lamps in building light fixtures
- Implementation of a program for separation, collection and storage of recyclables for glass, paper, metal and cardboard
- Use of products and paints with low or no VOC's.

With the adoption of the draft proffers submitted by the applicant staff believes that the intent of the green building policy will be met.

Stormwater (Appendix 7)

The subject property is located within the Difficult Run watershed. The majority of the subject property currently outfalls into the existing 24" storm drain in the western portion of the site and there are no stormwater management controls on the site. The applicant proposes to provide a stormwater management pond in the southern portion of the property. One and one quarter acres of the site will drain to the proposed pond. Water quality control measures are proposed to be provided via the proposed pond as well as proposed infiltration facilities and storm filters to be provided within the parking area.

A narrative description of the site's outfall has been provided. A demonstration of adequate outfall meeting Public Facilities Manual (PFM) requirements will be required at minor site plan submission (PFM 6-0203 & 6-0204.1). The final determination on the stormwater management measures will be made by DPWES during site plan review.

Transportation Analysis (Appendix 8)

Fairfax County Department of Transportation (FCDOT) staff has reviewed the subject application and prepared the following transportation analysis based on those materials.

FCDOT staff noted that the applicant should widen the existing one-way driveway to allow adequate bus turning movements while vehicles are parallel parked on that same driveway in order to allow buses entering the driveway to make the turning radius without having to back-up.

Currently, vehicles accessing the one-way driveway/drop-off area along the northern boundary of the site can only access the driveway from Wolftrap Road. As a result, if buses accessing the site are required to back-up to maneuver around vehicles parked in the driveway, traffic flow along Wolftrap Road could be impacted. The revised PCA/FDPA depicts a modified vehicle circulation plan within the subject site. A median is shown at the entrance to the existing parking lot on the site to separate vehicular traffic entering and leaving the site, as well as directing traffic flow in a counterclockwise direction in the parking lot. Additionally, access to the one-way driveway/drop-off area is provided from the parking lot instead of from Wolftrap Road. The applicant has also provided a turning movement exhibit to demonstrate that buses accessing the site will be able to travel throughout the site without having to back-up

FCDOT staff also recommended that the parking lot entrance be aligned with the existing entrance across Wolftrap Road and that the applicant should break up the parking area to include center islands and sidewalk.

The CDPA/FDPA plat has been revised to depict landscaped islands within the parking lot as recommended by FCDOT. The application does not propose to relocate the existing entrance to the parking area in order to maintain the existing vegetated buffer between the YWCA site and the abutting Courthouse Woods subdivision to the west.

FCDOT staff also noted that Virginia Department of Transportation (VDOT) staff recommended that the entrance closest to Gallows Road be closed due to its proximity to the intersection of Wolftrap Road and Gallows Road and improvements including pedestrian ramps, curb and gutter be provided. However, it was later determined that the entrance identified by VDOT is not within the area subject to this application, therefore those comments are not applicable to this application.

Based on the revised CDPA/FDPA plat and draft proffers, the transportation issues have been resolved.

Zoning Ordinance Standards (Appendix 9)

The YWCA facility is a public benefit association and is permitted in the PDH-3 District as a secondary use per Sections 6-103 and 9-302 of the Zoning Ordinance. Although the YWCA was originally established as a special permit use, it was classified as a secondary use with the P-District rezoning approval in 1986. Sect. 9-302 states that public benefit associations are permitted by right in the PDH District when represented on an approved development plan. As such, this use is not subject to any special permit or special exception requirements. Nevertheless, Par. 3 of Sect. 6-106 states that "when a [secondary] use presented in Sect. 6-103 as a Group or Category use is being considered for approval on a final development plan, the standards set forth in Articles 8 [Special Permits] or 9 [Special Exceptions] shall be used as a guide." A public benefit association, child care center, and private school of special education are all Category 3 Special Exception Uses. Therefore, the subject application has been reviewed for conformance with the respective Special Exception standards.

Sect. 9-304 Standards for all Category 3 Uses

Sect. 9-304 requires all Category 3 uses comply with the lot size requirements and bulk regulations for the zoning district in which they are located. At the time of the original rezoning, the YWCA facility was found to be compliance with those standards. With the development proposed with the current application, the site will continue to comply with those standards.

Sect. 9-309 Additional Standards for Child Care Centers and Nursery Schools

Sect. 9-309 requires that the minimum lot area be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the outdoor play area at any one time. With an existing 4,500 SF outdoor play area, no more than 45 children would be permitted to use the play area at any one time. The second standard requires that child care centers with 76 to 660 children have direct access to an existing or programmed public collector street. Wolftrap Road is a public street and is considered a collector street. The third standard requires that child care centers be located so as to permit the pick-up and delivery of all persons on the site. As noted, there is an existing one-way driveway on the

north side of the existing YWCA building, which allows parents to drop off and pick up their children. Additional drop-off areas are depicted along the proposed sidewalk along the western side of the addition. Finally, the fourth standard pertains to the operation of the child care center, which will be regulated by Chapter 30 of the County Code, as well as the Virginia Department of Social Services licensing requirements for child day centers. Therefore, this standard has been satisfied.

9-310 Additional Standards for Private Schools of General Education and Private Schools of Special Education

Sect. 9-310 requires Private Schools of Special Education to comply with the minimum lot size requirements of the zoning district in which located and requires minimum sized outdoor recreation areas of 200 SF for grades K-3 and 430 SF for grades 4-12. As previously noted, the site was determined to be in compliance with the minimum lot size requirement with the original rezoning. The proposed private school of special education will provide swimming lessons for children from 3 months to 9 years old and a senior citizen warm water exercise program. The proposed use will not require outdoor recreation; however, an existing 4,500 SF open space area utilized by the child care center will remain on the subject site. Therefore, the applicable standards of this section have been satisfied.

16-101 and 16-102, Planned Development Standards

These standards were addressed as part of the original approval of this planned development in 1986. The application seeks to construct a building addition to the public benefit association (YWCA) building, increase the maximum enrollment of children within the YWCA child care center from 84 to 119, and to permit a private school of special education. Staff finds that the proposed amendments do not adversely affect the site's conformance with the General Standards and Design for all P-Districts contained in Sect. 16-101 and Sect. 16-102.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff believes the proposal is in conformance with the Comprehensive Plan guidelines for the subject property and the applicable Zoning Ordinance standards.

Recommendations

Staff recommends approval of PCA 85-P-111-02 and the associated Conceptual Development Plan Amendment, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDPA 85-P-111-02, subject to the Board of Supervisors approval of PCA 85-P-111-02 and the associated Conceptual Development Plan Amendment.

Staff recommends approval of a modification of the barrier requirement along the western property line in favor of that shown on the plan.

Staff recommends approval of a waiver of the barrier requirement along the southern property line in favor of that shown on the plan.

Staff recommends approval of a modification of the transitional screening requirement along the western and southern property line to allow existing vegetation to serve as transitional screening.

Staff recommends approval of a modification of the loading space requirement.

Staff recommends approval of a waiver of the inter-parcel access requirement to adjoining parcels other than those specifically identified on the FDPA.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

APPENDICES

1. Draft Proffers
2. Affidavit
3. Statement of Justification
4. RZ 85-P-111 and PCA 85-P-111 Proffers and Plans
5. Environmental Analysis
6. Urban Forest Management Analysis
7. Stormwater Management Analysis
8. Transportation Analysis
9. Applicable Zoning Ordinance Standards
10. Glossary

DRAFT PROFFERS**YOUNG WOMEN'S CHRISTIAN ASSOCIATION
OF THE NATIONAL CAPITAL AREA, INC.****PCA 85-P-111-02****May 9, 2012**

Pursuant to Section 15.2-2303(a), *Code of Virginia*, 1950 as amended, and subject to the Board of Supervisors approving a proffered condition amendment and the Planning Commission approving a final development plan amendment for property identified as Tax Map 39-4 ((35)) A, hereinafter referred to as the "Application Property," the Applicant proffers for itself, its successors and assigns, the following conditions. All previous proffers and development conditions applicable to the Application Property shall be replaced and superceded by these proffers.

1. FINAL DEVELOPMENT PLAN

- A. Development of the Application Property shall be in substantial conformance with the amended Final Development Plan (FDP) prepared by VIKA, Inc. consisting of eleven (11) sheets, dated September 23, 2011, as revised through May 3, 2012.
- B. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the FDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the FDP without requiring approval of an amended FDP provided such changes are in substantial conformance with the FDP as determined by the Zoning Administrator and do not increase the total square footage, decrease the amount of open space, or decrease the setbacks from the peripheral lot lines.

2. USES

The uses on the Application Property shall consist of:

- A public benefit association that includes an indoor swimming pool, , a child care center and supportive administrative offices. The daily enrollment in the child care center shall be limited to 119 children and may include a before and after school program for school age children.
- A private school of special education for swimming.

3. TRANSPORTATION AND PARKING

- A. In conjunction with the modified access and drop-off/pick-up area, and subject to the approval of VDOT and FCDOT, the Applicant shall construct curb, gutter and sidewalk approximately 16 feet in length within the Wolftrap Road right-of-way as shown on the FDP.
- B. Ten (10) short-term parking spaces as shown on the FDP shall be available within the drop-off/pick-up area. A standing/pass-by lane shall be maintained for vehicular traffic. The Applicant shall install signs to enforce parking restrictions.
- C. The parking lot shown on the FDP shall be served by a one-way traffic circulation pattern. The Applicant shall install signs to enforce the one-way restriction.
- D. The Applicant shall not lease the parking lot to individuals or groups not affiliated with the Applicant or the private school of special education. The Applicant shall install signs in the parking lot to enforce this restriction.
- E. Advanced density credit shall be reserved as may be permitted by the provisions of Paragraph 5 of Section 2-308 of the Fairfax County Zoning Ordinance for all eligible dedications described herein, or as may be required by Fairfax County or VDOT at time of site plan approval.

4. LANDSCAPING AND BARRIERS

- A. A landscape plan that shows, at a minimum, landscaping in conformance with the landscape design shown on Sheet C-8 of the FDP shall be submitted in conjunction with the site plan for that land area encompassed by the FDP. The landscape plan shall incorporate the use of native species to the greatest extent feasible, as determined by Urban Forest Management Division (UFMD).
- B. Prior to the installation of landscaping along the western property boundary, the Applicant shall work with a certified arborist, landscape architect or a registered consulting arborist to identify and remove invasive and undesirable vegetation. Removal shall be performed in a manner that shall not damage trees proposed for preservation.
- C. A retaining wall shall be located along the western property boundary as shown on the FDP. The height of the retaining wall shall vary, but at its highest point shall be no more than two and one-half (2 ½) feet. A six (6) foot high fence shall be located on top of the retaining wall as shown on the FDP.

5. TREE PRESERVATION AND LIMITS OF CLEARING

- A. Tree Preservation. The Applicant shall submit a tree preservation plan and narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a certified arborist, landscape architect or a registered consulting arborist, and shall be subject to the review and approval of the UFMD, DPWES.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 12 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet inside the limits of clearing and grading and 0 feet outside the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the FDP and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

- B. Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist, landscape architect or registered consulting arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist, landscape architect or registered consulting arborist shall walk the limits of clearing and grading with an UFMD, DPWES representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.
- C. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the FDP, subject to allowances specified in these proffered conditions for removal of invasive species and for the installation of utilities. If it is determined necessary to install utilities in areas protected by the limits of clearing and grading as shown on the FDP, they shall be located in the least disruptive manner necessary. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such utilities.
- D. Tree Preservation Fencing. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that

required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, or landscape architect and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.

- E. Root Pruning. The Applicant shall root prune, as needed, to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete."

- F. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Application Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist, landscape architect or registered consulting arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.

- G. Installation of Storm Drainage System. The storm drainage pipe at the western property line shall be installed with minimal trenching to ensure a minimum amount of disturbance. A representative of the Applicant shall be present to monitor the process and ensure that installation is conducted as proffered. The Applicant shall retain the services of a certified arborist, landscape architect or registered consulting arborist to monitor said installation. Notice shall be provided ten (10) business days in advance of installation to the president of the Courthouse Woods Homeowners Association.

6. STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES

- A. The Applicant shall provide on-site stormwater management (SWM) and Best Management Practices (BMPs) facilities as shown on the FDP to satisfy detention and water quality requirements in accordance with the requirements of the Public Facilities Manual, DPWES, unless waived or modified by the Director, DPWES.
- B. Subject to a determination at time of site plan that on-site soils will infiltrate at necessary rates, the Applicant shall install low impact development techniques to augment the SWM/BMP facilities.

7. CONSTRUCTION

Except as may be specified herein, all transportation, pedestrian and landscaping improvements shall be constructed and/or installed concurrent with the development shown on the FDP.

8. SWIMMING POOL DISCHARGE

Swimming pool discharge water shall be released into the sanitary sewer system. The discharge process shall follow the guidelines below in order to ensure that pool water is properly neutralized prior to being discharged.

- A. In order to ensure that high levels of chlorine are not discharged, pool water shall not be chlorinated prior to backwashing and/or discharge.
- B. All waste water resulting from the cleaning and draining of the pool shall meet the appropriate level of water quality prior to discharge.
- C. If the water being discharged from the pool is discolored or contains a high level of suspended solids, it shall be allowed to stand so that most of the solids settle out prior to being discharged.

9. GREEN BUILDING PRACTICES

- A. The proposed improvements shall be designed by a firm with at least one professional accredited by LEED (or equivalent program) on the team.

- B. The Applicant shall incorporate the following features into the new building construction:
 - i. Energy Star HVAC systems.
 - ii. Incorporation of LED or fluorescent lamps in building light fixtures.
 - iii. Implementation of a program for separation, collection and storage of recyclables for glass, paper, metal and cardboard.
 - iv. Use of products and paints with low or no VOC's.

10. MISCELLANEOUS

- A. The Applicant shall notify its contractor for trash removal that pick up shall occur no earlier than 7:00 a.m., Monday through Friday.
- B. Exclusive of security lighting, the Applicant shall extinguish parking lot lighting thirty (30) minutes after the last scheduled activity on the Application Property. To the extent feasible, security lighting shall include motion detector devices so that lighting on-site is minimized.
- C. Parking lot lighting poles shall be located on the Application Property as generally shown on the FDP. The height of the poles shall not exceed twelve (12) feet. Parking lot lighting shall be downward directed and shielded to minimize impacts on adjacent properties.
- D. The number of children using the outdoor playground, as shown on the FDP, at any one time shall be in accordance with the requirements of Section 9-309 of the Zoning Ordinance.

11. SUCCESSORS AND ASSIGNS

These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.

12. COUNTERPARTS

These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in the same instrument.

APPLICANT/TITLE OWNER OF 39-4 ((35)) A

YOUNG WOMEN'S CHRISTIAN ASSOCIATION
OF THE NATIONAL CAPITAL AREA, INC., a
District of Columbia Corporation

By: _____
Name: Tamara A. Smith
Title: Chief Executive Officer

[SIGNATURES END]

REZONING AFFIDAVIT

DATE: March 29, 2012
(enter date affidavit is notarized)

I, Lynne J. Strobel, attorney/agent, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) ☐ applicant
☒ applicant's authorized agent listed in Par. 1(a) below

114554e

in Application No.(s): PCA/FDPA 85-P-111-02
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Young Women's Christian Association of the National Capital Area, Inc.	624 Ninth Street, NW Washington, DC 20001	Applicant/Title Owner of Tax Map 39-4 ((35)) A/Lessor
Agents: Evelyn D. Sommers Tamara A. Smith Rochelle J. Hargraves Devra G. Nadjmabadi		
Curl, LLC	8180 Greensboro Drive, #1150 McLean, VA 22102	Lessee
Agents: Linda A. Curl Richard J. Curl		

(check if applicable) ☒ There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Rezoning Attachment to Par. 1(a)

DATE: March 29, 2012
(enter date affidavit is notarized)for Application No. (s): PCA/FDPA 85-P-111-02
(enter County-assigned application number (s))

1145546

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
VIKA, Incorporated Agents: John F. Amatetti Shawn T. Frost Philip C. Champagne Robert R. Cochran	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineer/Agent
VIKA Capitol, LLC Agents: John F. Amatetti Shawn T. Frost Philip C. Champagne Robert R. Cochran	4900 Massachusetts Avenue, NW Suite 110 Washington, DC 20016	Engineer/Agent
VIKA Virginia, LLC Agents: John F. Amatetti Shawn T. Frost Philip C. Champagne Robert R. Cochran	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineer/Agent
Michael Winstanley Architects & Planners (formerly Mancini Duffy, Inc.) Agents: Yves B. Springuel Mark (nmi) Yoo (former) Michael R. Winstanley	107 N. West Street Alexandria, VA 22314	Architect/Agent

(check if applicable)

☒

There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

Rezoning Attachment to Par. 1(a)

DATE: March 29, 2012
(enter date affidavit is notarized)

1145546

for Application No. (s): PCA/FDPA 85-P-111-02
(enter County-assigned application number (s))

(NOTE): All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Jonathan D. Puivak Elizabeth D. Baker Inda E. Stagg Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
M.J. Wells & Associates, Inc. Agents: Robin L. Antonucci William F. Johnson	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent

(check if applicable)

☐

There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: March 29, 2012
(enter date affidavit is notarized)

1145540

for Application No. (s): PCA/FDPA 85-P-111-02
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Young Women's Christian Association of the National Capital
Area, Inc.
624 Ninth Street, NW
Washington, DC 20001

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

A not-for-profit 501(c)(3) corporation

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

Officers: Tamara A. Smith, CEO; Rochelle J. Hargraves, CFO

Directors: Camille Alexander, Kelly Makins Baugh, Maymie Lau Beers, Patricia Brooks-Nobles, Lynn Chia, Mary Jean Collins, Elizabeth A. Driscoll, Stephanie E. Gargiulo, Artencia Hawkins-Bell, Patrice M. Hayden, Shana Heilbron, Karen Hench, Susan Henriques-Payne, Karen W. Johnson, Keba R. Marshall, Karen Milligan, Cheryl D. Mayo, Lavdena A. Orr, Carolyn Peoples Veiga,
[continued]

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: March 29, 2012
(enter date affidavit is notarized)

1145546

for Application No. (s): PCA/FDPA 85-P-111-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Young Women's Christian Association of the National Capital Area, Inc.
624 Ninth Street, NW
Washington, DC 20001

[officers/directors, continued]

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

Directors, continued: Lisa Rau, Anna Raven-Hansen, Teresa Schwartz, Karen V. Scipio-Skinner, Evelyn D. Sommers, Annette Stanley, Jane Thompson, Robyn Webb-Williams, Zillah Wesley, II, Karen E. Williamson, Natalia C. Wilson

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Curl, LLC
8180 Greensboro Drive, #1150
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Linda A. Curl, Sole Managing Member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: March 29, 2012

(enter date affidavit is notarized)

for Application No. (s): PCA/FDPA 85-P-111-02

(enter County-assigned application number (s))

1145546

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

VIKA, Incorporated
8180 Greensboro Drive, Suite 200
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

John F. Amatetti, Charles A. Irish, Jr., Harry L. Jenkins, Robert R. Cochran, Mark G. Morelock, Jeffrey B. Amateau, Kyle U. Oliver, Philip C. Champagne

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

VIKA Capitol, LLC
4900 Massachusetts Avenue, NW, Suite 110
Washington, DC 20016

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

John F. Amatetti, Charles A. Irish, Jr., Jeffrey B. Amateau, Philip C. Champagne, Robert R. Cochran, Harry L. Jenkins, Kyle U. Oliver, Mark R. Morelock

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: March 29, 2012

(enter date affidavit is notarized)

for Application No. (s): PCA/FDPA 85-P-111-02

(enter County-assigned application number (s))

1145546

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Michael Winstanley Architects & Planners (formerly Mancini Duffy, Inc.)
107 N. West Street
Alexandria, VA 22314

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

Yves B. Springuel (former)
Michael R. Winstanley

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☒ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

David J. Bomgardner, E. Andrew Burcher, Thomas J. Colucci, Peter M. Dolan, Jr., Jay du Von, Jerry K. Emrich (former), William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael D. Lubeley, J. Randall Minchew, M. Catharine Puskar, John E. Rinaldi, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh, Martin D. Walsh

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: March 29, 2012
(enter date affidavit is notarized)

1145546

for Application No (s): PCA/FDPA 85-P-111-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

John F. Amatetti, Charles A. Irish, Jr., Harry L. Jenkins, Robert R. Cochran, Mark G. Morelock, Jeffrey B. Amateau, Kyle U. Oliver, Philip C. Champagne

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☒ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: March 29, 2012
(enter date affidavit is notarized)

1145546

for Application No. (s): PCA/FDPA 85-P-111-02
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)
None

(check if applicable) ☐ The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: March 29, 2012
(enter date affidavit is notarized)

1145946

for Application No. (s): PCA/FDPA 85-P-111-02
(enter County-assigned application number(s))

1(d). One of the following boxes must be checked:

☐ In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

☒ Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

None

(check if applicable) ☐ There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: March 29, 2012
(enter date affidavit is notarized)

1145546

for Application No. (s): PCA/FDPA 85-P-111-02
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

None

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) ☐ There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

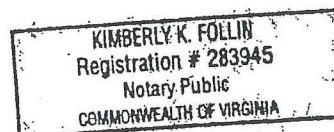
Lynne J. Strobel
☐ Applicant ☒ Applicant's Authorized Agent

Lynne J. Strobel, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 29 day of March, 20 12, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015





Lynne J. Strobel
(703) 528-4700 Ext. 5418
lstrobel@arl.thelandlawyers.com

WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

October 6, 2011

RECEIVED
Department of Planning & Zoning

OCT 06 2011

Zoning Evaluation Division

Via Hand Delivery

Barbara C. Berlin, Director
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Proposed Proffered Condition Amendment/Final Development Plan Amendment
Fairfax County Tax Map Reference: 39-4 ((35)) A
Applicant: Young Women's Christian Association of the National Capital Area,
Inc. (YWCA NCA)

Dear Ms. Berlin:

Please accept this letter as a statement of justification for a proffered condition amendment/final development plan amendment (PCA/FDPA) on property identified among the Fairfax County tax assessment records as 39-4 ((35)) A (the "Subject Property").

The Applicant is the owner of the Subject Property that consists of approximately 3.74 acres located on Wolfrap Road in the Providence District. The Subject Property is currently approved for and developed with the YWCA NCA, which is defined by the Fairfax County Zoning Ordinance (the "Zoning Ordinance") as a public benefit association. Uses operated by the Applicant consist of an indoor swimming pool, a child care center and supportive administrative offices. The Subject Property was originally developed over thirty-five (35) years ago, and current improvements consist of a one-story brick building with a drop off area on Wolfrap Road, a playground and a surface parking lot. Access to the parking lot is provided by a single driveway access to Wolfrap Road. Surrounding uses include public facilities, non-residential uses and a residential development of townhomes to the west.

The Subject Property is located in the V3 Spring Lake Community Planning Sector of the Vienna Planning District in the Area II Fairfax County Comprehensive Plan (the "Plan"). Land use recommendation 2 recommends that the area west of Cedar Lane, east of Woodford Road, south of Wolfrap Road and north of Electric Avenue is planned for single-family detached residential use at 2-3 dwelling units per acre. The Plan does include an option for residential uses at 3-4 dwelling units per acre, and general recommendations encourage future uses to be compatible in use, type and intensity with existing uses. The Plan map recommends development with residential uses at a density of two (2) to three (3) dwelling units per acre. As permitted uses in the PDH District, the Applicant's proposed improvements and new use as described herein are in harmony with the Plan's recommendations.

PHONE 703 528 4700 • FAX 703 525 3197 • WWW.THELANDLAWYERS.COM
COURTHOUSE PLAZA • 2200 CLARENDON BLVD., THIRTEENTH FLOOR • ARLINGTON, VA 22201-3359

LOUDOUN OFFICE 703 737 3633 • PRINCE WILLIAM OFFICE 703 680 4664

ATTORNEYS AT LAW

The Subject Property was originally part of a larger parcel containing approximately 9.897 acres owned by the Applicant. The entirety of the Applicant's property was zoned to the PDH-3 District by the Board of Supervisors (the "Board") on July 21, 1986 with the approval of RZ 85-P-111. The approval was granted subject to proffers dated July 11, 1986 and a conceptual/final development plan as revised through May 30, 1986, prepared by Dewberry & Davis (the "CDP/FDP"). Subsequent to the approval, the Applicant continued to own the Subject Property and operate a swimming pool and child care center with an enrollment of sixty (60) children. The remainder of the property was sold to a residential developer who built thirty-seven (37) single family attached dwelling units. The development is currently known as Courthouse Woods. On May 9, 2001, the Board approved PCA 85-P-111 to allow an increase in the enrollment of the child care center from sixty (60) children to eighty-four (84) children. As no other changes were proposed, the application was filed only on the Subject Property as a partial PCA/FDPA. Due to the limited scope of the request, the previously approved CDP/FDP was submitted and approved by the Board with only minor modifications including the addition of two (2) accessible parking spaces and deletion of two (2) notes. For the last ten (10) years, the Applicant has continued its operation of a swimming pool and child care center that benefit the surrounding community.

As a non-profit organization, the Applicant has struggled with the rising costs associated with the operation and upkeep of its existing facilities. Not surprisingly, financial considerations were the reason for the sale of a portion of the Applicant's property in 1986. The Applicant wants to maintain its existing community-serving facilities, and hopes to improve their condition to provide a higher level of service. The existing building contains 14,566 square feet and its size will increase by 12,910 square feet for a total of 27,476 square feet. The Applicant proposes a combination of interior and exterior renovations to its facilities and an increase in the enrollment of its child care center. The indoor swimming pool portion of the building will be expanded to include a second pool that will offer a broader range of programs. These programs will include private swimming lessons and the use will be classified as a private school of special education. The swimming pools will continue to be available to the community.

The swimming pools will comprise approximately 17,418 square feet of the proposed building. The swimming pools, when used as a private school of special education, will be operated by Curl, LLC, a renowned swimming organization. The proposed private swim school is unique in that it will emphasize teaching toddlers and very young children to primarily be comfortable in the water and ultimately to swim. An introduction to water at an early age reduces the potential of childhood and young adult drowning. Due to the age of the children, lessons are short and the parent or guardian does not leave the site. The swim school is anticipated to operate during the week, Monday through Friday, as follows:

- 3 months to 5 years – 9:00 a.m. to 12:00 p.m.
Classes offered every ½ hour for approximately 15 children per class.
- 3 years to 6 years - 12:00 p.m. to 3:00 p.m.
Classes offered every ½ hour for approximately 15 children per class.

- 6 years to 9 years - 3:00 p.m. to 6:30 p.m.
Classes offered every ½ hour for approximately 15 children per class.

In addition to the children's swim school, a senior citizen warm water exercise program will be offered several times a day. The exercise class will last approximately one hour with a maximum of 12 adults per class. The school will be staffed by five (5) teachers, a supervisor, two (2) administrative staff and a lifeguard, who is present at all times. During other times of the day, the pools will continue to operate as a community use including individual practice for competitive swimmers, adult community swim lessons and lap swimming. The pools will be open on weekends for these uses. A lifeguard will be present at all times in addition to any instructors and administrative staff. In addition to the swim school, no more than 35 persons are anticipated to use the pools at any one time. These swimmers will primarily arrive at the Subject Property by private vehicle and stay between one and two hours.

That portion of the building used as a public benefit association with a child care center will be expanded by 2,925 square feet for a total of 10,058 square feet. The child enrollment will increase from eighty-four (84) children to one hundred nineteen (119) children. Hours of operation for the child care center will continue to be from 7:00 a.m. to 6:00 p.m. The Applicant also proposes to introduce a before and after school program for school age children. The before school program will operate between the hours of 6:30 a.m. to 8:00 a.m., and the after school program will operate between the hours of 3:00 p.m. and 6:00 p.m. The different hours of operation for each program will result in a staggered drop off and pick up of children in the morning and afternoon that will lessen impacts on the surrounding roadways. The trips to the child care center, which serves children from 6 weeks to 5 years in age, will be by private vehicle. The before and after school program will accommodate children 5 years to 12 years in age. A bus will assist with the pick up and drop off of children to and from school. An existing playground will continue to provide outdoor recreation opportunities.

In addition to a larger building footprint on the Subject Property, parking spaces will be added to the Subject Property to ensure adequate parking. The improvements and parking have been expanded interior to the site to maintain existing vegetation around the Subject Property's perimeter. Existing vegetation will be supplemented and parking lot landscaping provided. The Applicant will continue to operate as a public benefit association, and is contemplating additional community programs in a single classroom in the evening. The swim school will be operated as a private school of special education. Both a public benefit association and a private school of special education are permitted secondary uses in the PDH-3 District.

The Applicant proposes a partial PCA/FDPA on the Subject Property which is a portion of the property originally zoned to the PDH-3 District by the Board in 1986. Over the last eighteen (18) months, a number of discussions and meetings were held with Regina C. Coyle, as the Director of the Zoning Evaluation Division. Ms. Coyle concluded in December of 2010 that a partial PCA/FDPA may be filed on the Subject Property because the original approval contemplated future development of the Subject Property by the Applicant. While an additional amount of square footage was not specified, the expansion area was limited on the CDP/FDP by the percentage of open space provided. The CDP/FDP represented a total of 55% open space on

the entire property subsequent to any future expansion. As demonstrated on the development plan submitted with this application, the property subject to the original rezoning continues to meet this open space requirement. While this information was not sufficiently persuasive to allow for the administrative approval of the Applicant's proposal, it was determined by Ms. Coyle that a partial PCA/FDPA would be appropriate in accordance with the requirements of Paragraph 6 of Section 18-204 of the Zoning Ordinance. As a square footage for future expansion was not specified, and the Applicant's proposal meets the open space requirements as required by the original CDP/FDP, there are no adverse impacts on the property not incorporated into the amendment, nor is there an increase in overall approved density/intensity. Further, all proffers will continue to be met, and the physical separation of the Subject Property from the remainder ensures no adverse impacts on pedestrian and vehicular circulation, connectivity or landscaping.

In addition to meeting the requirements for a partial PCA/FDPA, the Applicant's proposal is in harmony with all adopted ordinances, standards and regulations except as follows:

- Waiver of the barrier requirement pursuant to Zoning Ordinance Section 13-305 Paragraphs (1) and (6) between the multi-family residential uses and the public benefit use with childcare center and the private school of special education uses within the development.
- Modification to transitional screening requirements to allow existing vegetation to serve as transitional screening and buffering requirements pursuant to Zoning Ordinance Section 13-305 Paragraph (3).
- Pursuant to Section 11-201, Paragraph (4) and Section 11-203 of the Zoning Ordinance, a modification of the loading space requirements for a public benefit association use and a private school of special education use to that which is shown on the FDPA.
- A waiver of Section 17-201 Paragraph (3) of the Zoning Ordinance to provide additional inter-parcel connection to adjoining parcels other than those specifically identified on the FDPA.
- A determination of Zoning Ordinance Section 17-201 Paragraph (4) that any further dedication and construction of widening for existing roads beyond that which is indicated on the FDPA is not required. Dedication and improvements shown on the FDPA shall be deemed to meet all Plan policy plan requirements.


All requested waivers and modifications are consistent with existing conditions, allow for the preservation of existing mature vegetation, and reflect the existing physical separation between the residential and non-residential uses.

I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission. The Applicant's improvements will ensure that a long established child care center and swimming pool will remain a vibrant part of

the community. The introduction of a private school of special education will ensure the economic vitality of the Applicant's facility. Should you have any questions regarding the above, or require additional information, please do not hesitate to give me a call. As always, I appreciate your cooperation and assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.



Lynne J. Strobel

LJS/kae

cc: Rochelle Hargraves
Tamara Smith
Tim Strait
Richard Curl
John Amatetti
Chris Champagne
Shawn Frost
Yves Springuel
Martin D. Walsh

RE ZONING APPLICATION

PZ 85-P-111

FILED 10/02/85

YMCA - NATIONAL CAPITAL AREA, INC.

TO REZONE: 9.89 ACRES OF LAND; DISTRICT - PROVIDENCE

PROPOSED: RESIDENTIAL

LOCATED: S.W. SIDE WOLFTRAP ROAD

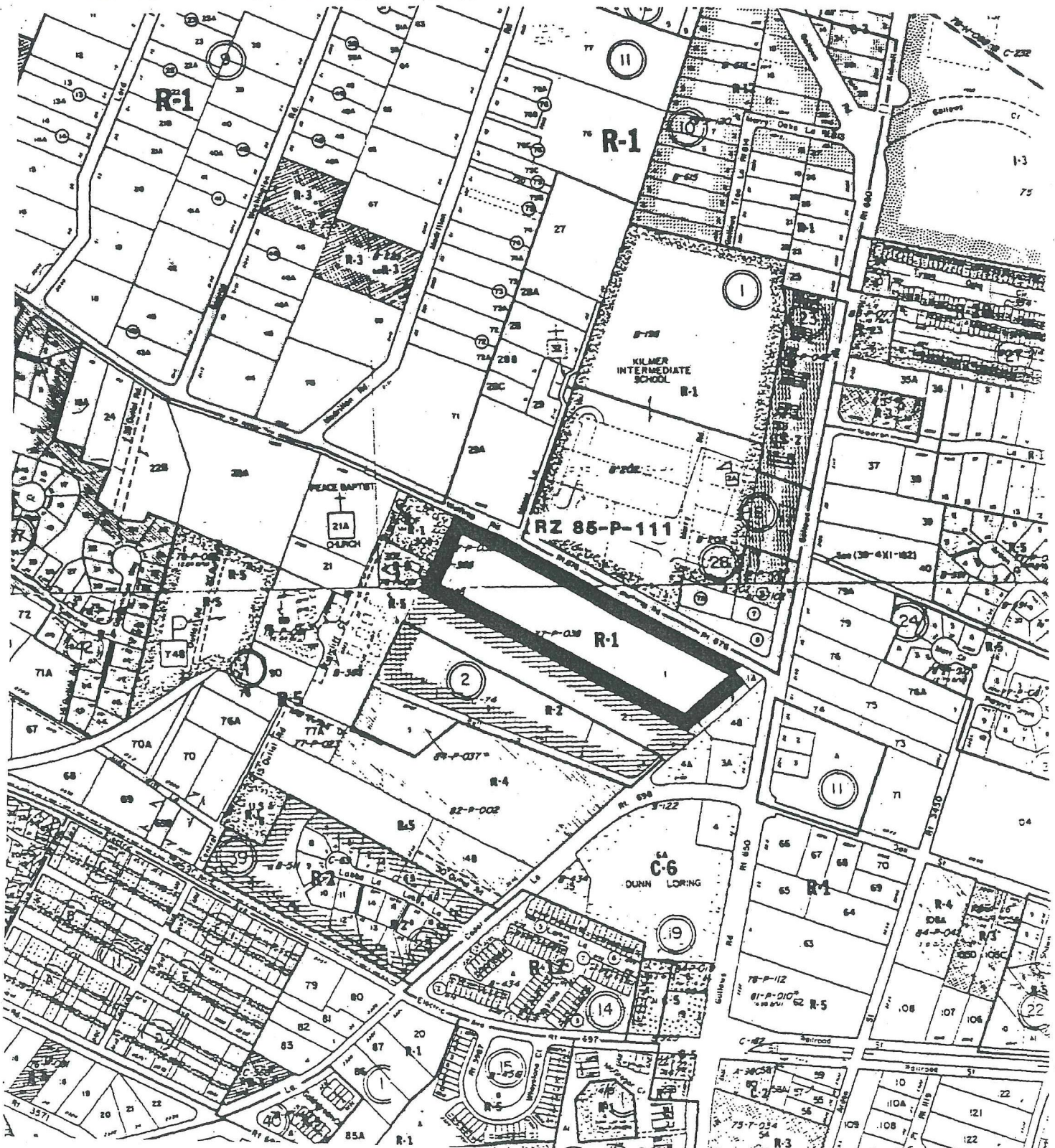
N.W. OF ITS JUNCTION WITH GALLOWS ROAD

ZONING: R-1

TO: PDH-3

MAP REF

039-4- /01/ /0001-





COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



January 26, 1988

Francis A. McDermott, Esquire
Hazel, Beckhorn and Hanes
Post Office Box 547
Fairfax, Virginia 22030

Re: Rezoning Application
Number RZ 85-P-111
(AMENDED LETTER)

Dear mr. McDermott:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 21, 1986, granting, as proffered, Rezoning Application RZ 85-P-111 in the name of YWCA-National Capital Area, Incorporated, to rezone certain property in the Providence District from the R-1 District to the PDH-3 District on subject parcels 39-4 ((1)) 1 consisting of approximately 9.89 acres.

The Board also approved the Conceptual Development Plan, subject to signed proffered conditions dated July 11, 1986, and waived the maximum length for private streets.

Very truly yours,

Ethel W. Register, CMC, Agency Director
Office of the Clerk to the Board

EWR:lc

cc: Joseph T. Hix
Real Estate Division, Assessments
Gilbert R. Knowlton, Deputy
Zoning Administrator
✓ Barbara A. Byron, Director
Zoning Evaluation Division
Fred R. Beales, Supervisor
Base Property Mapping/Overlay
Jack W. Weyant, P. E.
Patton, Harris, Rust & Associates

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the Massey Building at Fairfax, Virginia, on the July 21, 1986, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NO. RZ 85-P-111

WHEREAS, YWCA-National Capital Area, Incorporated, filed in the proper form, an application requesting the zoning of a certain parcel of land hereinafter described, from the R-1 District to the PDH-3 District, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and


WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Providence District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PDH-3 District, and said property is subject to the use regulations of said PDH-3 District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 21st day of July, 1986.


Ethel Wilcox Register, CMC
Clerk to the Board of Supervisors

Young Women's Christian Association
of the National Capital Area, Inc.
RZ 85-P-111
Tax Map Parcel 39-4-((1))-1

PROFFER

June 3, 1986

Revised June 9, 1986

Revised June 11, 1986

Revised June 19, 1986

Revised July 11, 1986

The undersigned hereby proffers that in the event the Board of Supervisors of Fairfax County, pursuant to the hearing scheduled for June 23, 1986, shall rezone the 9.897 acres which are the subject of Rezoning Application 85-P-111 to the PDH-3 District to permit 37 single family attached units and a community use, development of subject property shall be in general conformance with the Conceptual/Final Development Plan as revised through May 30, 1986, prepared by Dewberry and Davis, and further qualified by and subject to the following terms and conditions:

1. If requested by the Board of Supervisors or the Department of Environmental Management ("DEM") and approved by the Virginia Department of Highways and Transportation ("VDH&T") at the time of final site plan approval, applicant or assigns shall (i) dedicate 45 feet of right-of-way from the existing centerline of Wolftrap Road along subject property frontage; and (ii) make provision to construct one-half section of the appropriate section for a two lane roadway (i.e., one lane of pavement with curb, gutter and sidewalk) along subject property's Wolftrap Road frontage. As an alternative to the roadway improvement referenced in (ii) above, if requested by, and at the sole discretion of the Board of Supervisors and/or DEM, and if approved by VDH&T, applicant or assigns will make a cash contribution, in an amount equal to the cost of constructing the improvement committed in (ii) above, to the County or VDH&T for the construction of improvements to Wolftrap Road between subject property's western boundary and Gallows Road.

2. Approximately 34% of the site, generally as shown on the referenced Plan, shall be reserved for open space. This open space shall be dedicated to a homeowners association and, except as further qualified by this proffer statement and/or the Conceptual/Final Development Plan, shall be left undisturbed.

3. Limits of clearing and grading shall be generally as depicted on the Conceptual/Final Development Plan and coordinated with the County Arborist to protect clusters of quality vegetation on site. The right is specifically reserved to the applicant or assigns, in coordination with the County Arborist and/or DEM, to locate and/or construct within said undisturbed areas pedestrian trails, tot lots, or other recreational facilities, storm water detention facilities and/or other utilities including storm, sanitary sewer, and water lines. In the event the referenced undisturbed areas are utilized for said facilities/utilities, applicant or assigns shall replant/landscape said areas with comparable indigenous vegetation.

4. Applicant or assigns shall provide developed recreational facilities (i.e., multi-use courts, trails and/or tot lots) which equal or exceed Section 6-110 of the Zoning Ordinance.

5. All residential dwellings will meet the energy conservation guidelines as outlined in the Virginia Home Builders E-7 Program.

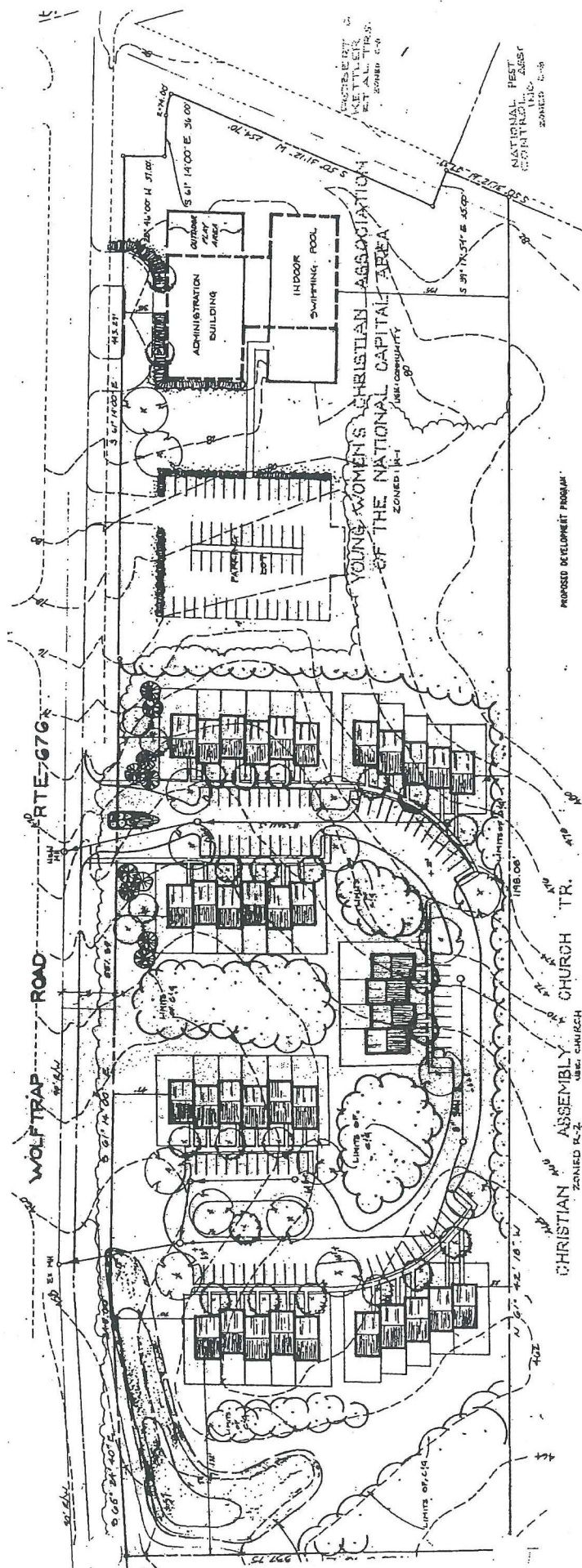
6. The residential dwellings constructed on subject property shall be compatible in architectural design and/or quality, to those in the Tysons Manor and Wheystone communities.

7. Applicant or assigns shall initiate discussions with the appropriate public agencies and with the owners of each parcel along this portion of Wolftrap Road regarding taking action necessary to accomplish the acceptance, by VDH&T, of Wolftrap Road into the state secondary road system.

8. Applicant or assigns shall disclose, in the contract of sale with the original purchaser of each unit constructed on subject property, that each owner may be required to participate in the cost of snow removal from and/or maintenance of Wolftrap Road, if Wolftrap Road is not accepted into the state secondary road system.

YOUNG WOMEN'S CHRISTIAN ASSOCIATION
OF THE NATIONAL CAPITAL AREA, INC.

BY Shirley A. Henderson, President



PROFFERED CONDITIONAL AMENDMENT /

PCA 85-P-111

PCA 85-P-111

FILED 01/22/01

YWCA NATIONAL CAPITAL AREA INC

PROFFERED CONDITION AMENDMENT

PROPOSED: PUBLIC BENEFIT ASSOCIATION

APPROX. 3.74 ACRES OF LAND; DISTRICT - PROVIDENCE

LOCATED: 522 FEET FRONTAGE ON WOLFTRAP ROAD AND TO

THE REAR CEDAR LANE TO THE S.W., AND

200 FEET WEST OF GALLOWES ROAD

ZONING: PDH-3

OVERLAY DISTRICT(S):

HAP REF 039-4- /35/ / -A

FINAL DEVELOPMENT PLAN AMENDMENT

FDPA 85-P-111

FDPA 85-P-111

FILED 01/22/01

YWCA / NATIONAL CAPITAL AREA

FINAL DEVELOPMENT PLAN AMENDMENT

PROPOSED: PUBLIC BENEFIT ASSOCIATION

APPROX. 3.74 ACRES OF LAND; DISTRICT - PROVIDENCE

LOCATED: 522 FEET FRONTAGE ON WOLFTRAP ROAD AND TO

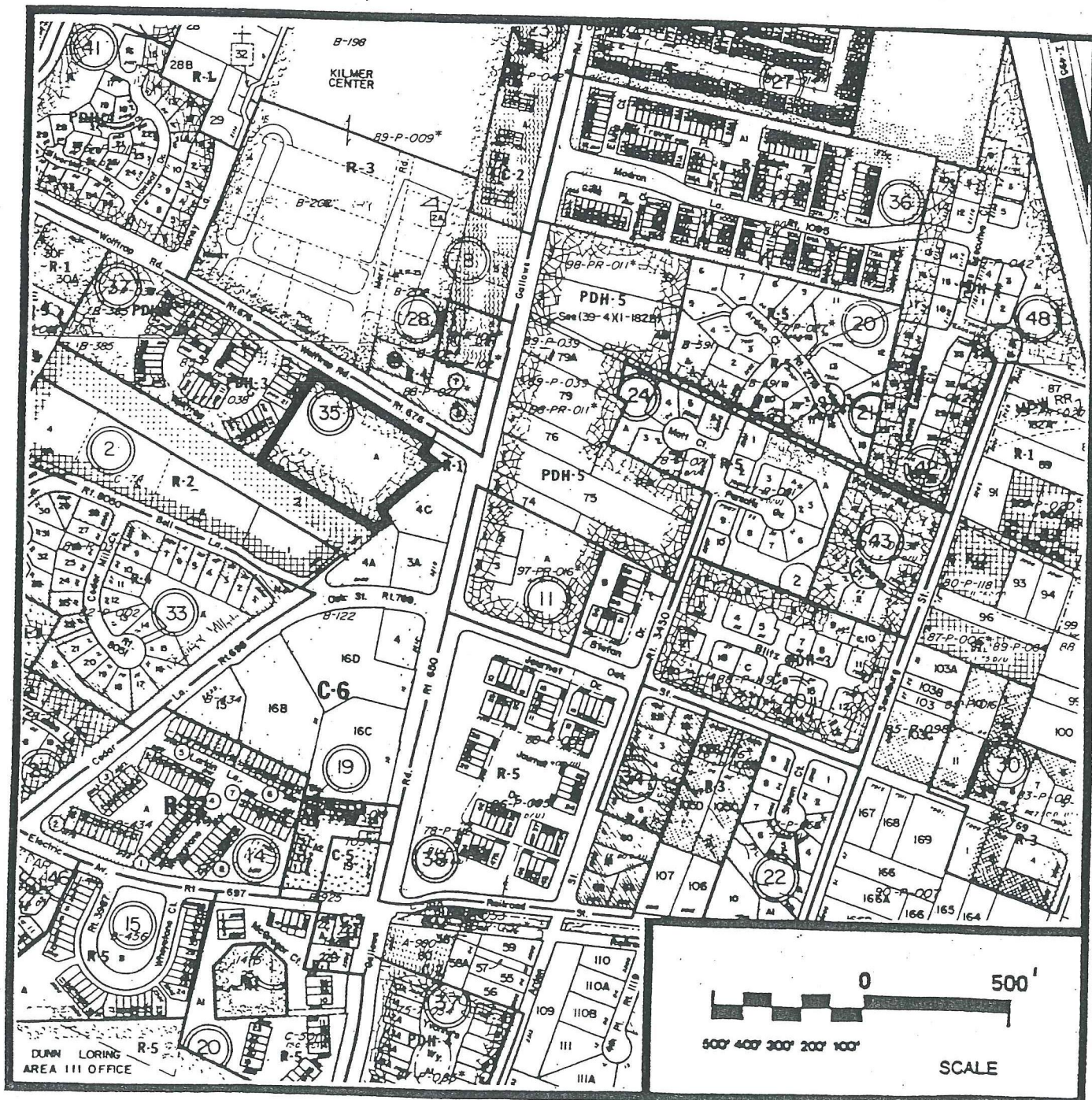
THE REAR CEDAR LANE TO THE S.W., AND

200 FEET WEST OF GALLOWES ROAD

ZONING: PDH-3

OVERLAY DISTRICT(S):

HAP REF 039-4- /35/ / -A





FAIRFAX COUNTY

DPZ
OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

V I R G I N I A

Telephone: 703-324-3151
FAX: 703-324-3926
TTY: 703-324-3903

May 9, 2001

Barbara Chatzkel
8004 Trevor Place
Vienna, Virginia 22182

RE: Proffered Condition Amendment
Number PCA 85-P-111

Dear Ms. Chatzkel:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on April 30, 2001, approving Proffered Condition Amendment PCA 85-P-111 in the name of YWCA/National Capital Area, on subject parcel 39-4 ((35)) A, subject to the proffers dated April 23, 2001, (amending proffers for RZ 85-P-111 approved for residential development at a density of 3.73 dwelling units per acre (du/ac) and a public benefit association to permit an increase in the number of children for the child care center associated with the public benefit association) consisting of approximately 3.74 acres located in Providence District.

The Conceptual Development Plan Amendment was approved; the Planning Commission having previously approved Final Development Plan FDPA 85-P-111 on April 24, 2000, subject to the Board's approval of PCA 85-P-111.

Sincerely,

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

PCA 85-P-111

May 9, 2001

- 2 -

cc: Chairman Katherine K. Hanley
Supervisor Providence District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Thomas Conry, Dept. Mgr. - GIS - Mapping/Overlay
Robert Moore, Trnsprt'n. Planning Div., Dept. of Transportation
Charles Strunk, Project Planning Section, Dept. of Transportation
Michelle Brickner, Deputy Director, DPWES
DPWES - Bonds & Agreements
Frank Edwards, Department of Highways - VDOT
Land Acqu. & Planning Div., Park Authority
District Planning Commissioner
James Patteson, Director, Facilities Mgmt. Div., DPWES
Barbara J. Lippa, Director Planning Commission

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
MAY 18 2001

ZONING EVALUATION DIVISION

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 30th day of April, 2001, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 85-P-111

WHEREAS, YWCA/National Capital Area filed in the proper form an application to amend the proffers for RZ 85-P-111 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. § 15.2-2303(a), and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and


WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Providence District, and more particularly described as follows (see attached legal description):

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., § 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 30th day of April, 2001.



Nancy Vehrs

Clerk to the Board of Supervisors

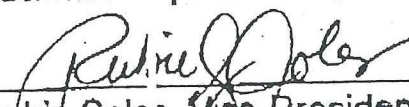
PROFFERS**PCA 85-P-111**

**Young Women's Christian Association National Capital Area, Inc.
April 23, 2001**

Pursuant to Section 15-2.2303(A) of the 1950 Code of Virginia, as amended, the applicant, Young Women's Christian Association (YWCA) National Capital Area, Inc., proffers that subject to the Board of Supervisors approving a Proffered Condition Amendment, development of the subject property shall be in substantial conformance with the Conceptual/Final Development Plan as revised through June 24, 1986, prepared by Dewberry and Davis, and further qualified by and subject to the proffers dated July 11, 1986, except as follows:

1. Irrespective of any notes on the CDP/FDP, a maximum daily enrollment of 84 children shall be permitted at the child care center within the YWCA facility.
2. Irrespective of that shown on the CDP/FDP, there shall be at least 55 off-street parking spaces, consisting of 53 parking spaces within the parking lot and two (2) accessible spaces within the circular driveway

**Young Women's Christian Association
National Capital Area, Inc.**



Rubie Coles, Vice President

PROPOSED FINAL DEVELOPMENT PLAN CONDITIONS

FDPA 85-P-111

April 4, 2001

If it is the intent of the Planning Commission to approve Final Development Plan Amendment Application FDPA 85-P-111 to amend the previously approved final development plan for Tax Map 39-4 ((35)) A, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Irrespective of any notes on the CDP/FDP, a maximum daily enrollment of 84 children shall be permitted at the child care center within the YWCA facility.
2. Irrespective of that shown on the CDP/FDP, there shall be at least 55 off-street parking spaces, consisting of 53 parking spaces within the parking lot and two (2) accessible spaces within the circular driveway.
3. Outdoor recreation periods for the child care center shall be staggered in order to provide the required usable outdoor recreation space for each child per Par. 2(A) of Sect. 8-305 of the Zoning Ordinance.



County of Fairfax, Virginia

MEMORANDUM

DATE: March 23, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *PAN*
Environment and Development Review Branch, DPZ

SUBJECT: Environmental Assessment: PCA/FDPA 85-P-111-02
Young Women's Christian Association of the National Capital Area

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject proffered condition amendment / Proffered Condition Amendment/Final Development Plan Amendment (PCA/FDPA) application, revised through March 2, 2012. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, pages 7 and 8 state:

- "Objective 2:** Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.
- Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements....
- Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge,

and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation. . . .
- Encourage cluster development when designed to maximize protection of ecologically valuable land. . . .
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes. . . ."

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 10 states:

"Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance...."

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 18 states:

"Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices. . . .

Policy c: Use open space/conservation easements as appropriate to preserve woodlands, monarch trees, and/or rare or otherwise significant Use open space/conservation easements as appropriate to preserve woodlands, monarch trees, and/or rare or otherwise significant stands of trees, as identified by the County.”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 19 states:

“Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

- Environmentally-sensitive siting and construction of development.
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).
- Optimization of energy performance of structures/energy-efficient design.
- Use of renewable energy resources.
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.
- Reuse of existing building materials for redevelopment projects.
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.
- Use of recycled and rapidly renewable building materials.

- Use of building materials and products that originate from nearby sources.
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs....
stands of trees, as identified by the County."

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the county's remaining natural amenities.

Background:

The 3.74 acre subject property is located south of Wolftrap Road and slightly west, but offset from Gallows Road. Currently the non-profit applicant owns and operates a community serving facility which includes a swimming pool and a child care center with an enrollment up to 84 children. This application requests an increase in the child care center enrollment to 119 children, a second pool for the purpose of offering private swimming lessons and other renovations to the interior and the exterior of the facility. The private swimming lesson aspect of the application will reclassify the use as a private school of special education.

Water Quality Protection:

The subject property is located in the Difficult Run watershed. The applicant proposes to construct a one story 12,910 square foot addition to the existing 14,566 square foot building which will result in a 27,476 square foot building. A total of 101 parking spaces are proposed for the expanded use. A new stormwater management pond will be located south of the proposed addition to accommodate water quality and water quantity control requirements

generated by stormwater runoff resulting from additional impervious surface. In addition, staff recommends that consideration be given to planting the bed of the pond. The stormwater narrative indicates that other low impact development measures will be dispersed throughout the site to more efficiently treat runoff onsite. The outfall narrative indicates that runoff from the site drains to a 24" pipe on the western portion of the site and flows through an underground conduit system which discharges into Fox Creek west of the site. All stormwater management facilities are subject to the review and approval of the Department of Public Works and Environmental Services (DPWES).

Tree Preservation/ Restoration

The subject property is characterized by a significant amount of tree cover interspersed with lawn. The construction of this addition will result in the loss of some of the existing tree cover. The applicant is encouraged to replace an equivalent amount of tree cover to compensate for tree loss which will result from the facility expansion. The applicant is encouraged to work with the Urban Forestry Management Branch of DPWES regarding appropriate tree protection measures to preserve the existing canopy during construction, as well as to find opportunities to restore canopy.

Green Buildings

Consistent with Policy Plan guidance, the applicant is encouraged to incorporate green building practices in the design and construction of the new addition to this facility. In the event that new appliances will be part of this new addition, the applicant is encouraged to install Energy Star Qualified appliances.

COUNTYWIDE TRAILS PLAN

The Countywide Trails Plan does not show any trails immediately adjacent to the subject property.

PGN/MAW




County of Fairfax, Virginia

MEMORANDUM

February 3, 2012

TO: St. Clair Williams, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Todd Nelson, Urban Forester II
Forest Conservation Branch, DPWES 

SUBJECT: YMCA Wolfrap Road; PCA/FDPA 85-P-0111-02

RE: Request for assistance dated January 12, 2012

This review is based upon Proffered Condition Amendment/Final Development Plan Amendment (PCA/FDPA) 85-P-111-02 stamped "Received, Department of Planning and Zoning, December 15, 2011." A site visit was conducted on January 31, 2012.

Site Description: This site is developed with a one-story brick building and an associated asphalt parking lot. The existing vegetation at the western portion of the site, adjacent to Courthouse Woods, is an early successional forest community with vegetation consisting primarily of red maple, Virginia pine, black locust, and black cherry. The area between the western edge of the existing asphalt parking lot and the eastern edge of the tree line at the western portion of the site contains invasive plant species and other vegetation that can be considered undesirable including multi-floral rose, Japanese honeysuckle, pokeweed, wild grape, bush honeysuckle, and greenbrier. The southern portion of the site, south of the existing asphalt parking lot, also contains an early successional forest community with vegetation consisting primarily of black locust, red maple, black cherry, mulberry, and ash. The understory of this area contains invasive plant species and other vegetation that can be considered undesirable including multi-floral rose, Japanese honeysuckle, and wild grape. There is a maintained grassland located to the east and south of the existing one-story brick building with vegetation consisting of black locust, red maple, white oak, red oak, and Austrian pine.

- 1. Comment:** The existing vegetation at the western portion of the site, adjacent to Courthouse Woods, is an early successional forest community with vegetation consisting primarily of red maple, Virginia pine, black locust, and black cherry. These trees appear to be in fair to good condition and should be considered for preservation.

Recommendation: A tree save area should be provided at the western portion of the property. The tree save area should start at the western edge of the existing asphalt

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes



driveway and extend west to the western property line to preserve the existing early successional upland forest.

2. **Comment:** The area between the western edge of the existing asphalt parking lot and the eastern edge of the tree line at the western portion of the site contains invasive plant species and other vegetation that can be considered undesirable including multi-floral rose, Japanese honeysuckle, pokeweed, wild grape, bush honeysuckle, and greenbriar. In addition, the understory vegetation located inside the proposed tree save area at the southern portion of the site contains invasive plant species and other vegetation that can be considered invasive and/or undesirable including multi-floral rose, Japanese honeysuckle, greenbriar, and wild grape. This invasive and/or undesirable vegetation could endanger the long-term ecological functionality, health, and regenerative capacity of the early successional forest community in these areas and should not be considered for preservation.

Recommendation: An invasive and undesirable vegetation management plan should be provided detailing how the invasive and/or undesirable plant species will be removed and managed from these areas, without damaging trees proposed for preservation, to promote the long-term ecological functionality, health, and regenerative capacity of the early successional forest community. Proffer language related to invasive and undesirable vegetation management should be obtained similar to the following:

“An invasive and undesirable vegetation management plan shall be developed that provides for the management and treatment of invasive and undesirable plants, growing in all areas shown to be preserved, that are likely to endanger the long-term ecological functionality, health, and regenerative capacity of the early successional forest communities, for review and approval by the Urban Forest Management Division. The management plan shall incorporate the following information:

- Identify targeted invasive plant species to be suppressed and managed.
- Identify targeted area of invasive plant management plan, which shall be clearly identified on the landscape or tree preservation plan.
- Recommended government and industry method(s) of management, i.e. hand removal, mechanical equipment, chemical control, other. Identify potential impacts of recommended method(s) on surrounding trees and vegetation not targeted for suppression/management and identify how these trees and vegetation will be protected (for example, if mechanical equipment is proposed in save area, what will be the impacts to trees identified for preservation and how will these impacts be reduced).
- Identify how targeted species will be disposed.
- If chemical control is recommended, treatments shall be performed by or under direct supervision of a Virginia Certified Pesticide Applicator or Registered Technician and under the general supervision of Project Arborist).

- Provide information regarding timing of treatments, (hand removal, mechanical equipment or chemical treatments) when will treatments begin and end during a season and proposed frequency of treatments per season.
- Identify potential areas of reforestation and provide recommendation
- Monthly monitoring reports provided to UFMD and SDID staff.
- Duration of Invasive program; until Bond release or release of Conservation Deposit or prior to release if targeted plant(s) appear to be eliminated based on documentation provided by Project Arborist and an inspection by UFMD staff.”

3. **Comment:** There are three mature red maple trees located at the southeast corner of the property adjacent to the Providence Transportation parcel that appear to be proposed for preservation. These trees are in poor condition and should not be considered for preservation.

Recommendation: These trees should be identified as ‘to be removed’ and should not be counted toward meeting the 10-year tree canopy requirements for this site.

4. **Comment:** It appears the Applicant is requesting a waiver of the barrier requirement and a modification of the transitional screening requirement along the western and southern property boundaries as indicated in notes 1 and 2 on sheet C-5. There does not appear to be existing vegetation in these areas below six feet in height that meets the intent of transitional screening.

Recommendation: Transitional Screening Type I and associated barrier in accordance with ZO 13-303.3A should be provided along the western and southern property boundaries and transitional screening calculations demonstrating how the transitional screening requirements of ZO 13-303.3A are being met should also be provided as part of the PCA/FDPA

5. **Comment:** The areas where the invasive and/or undesirable vegetation will be removed and managed from the western portion of the property will provide the opportunity to plant additional landscaping to screen the subject property from the adjacent single family detached dwellings at Courthouse Woods.

Recommendation: In addition to the transitional screening requirements, additional landscaping consisting of evergreen trees and shrubs should be provided inside the area where the invasive and/or undesirable vegetation will be removed.

6. **Comment:** preliminary tree cover calculations have been provided however, they do not appear to be in conformance with the Zoning Ordinance and PFM requirements, and it is unclear how the 10-year tree canopy requirements for this site will be met.

Recommendation: Preliminary 10-year tree canopy calculations in accordance with PFM 12-0511 and PFM Table 12.10 should be provided on the PCA/FDPA demonstrating how Article 13, 10-year tree canopy requirements will be met.

7. **Comment:** The areas of existing vegetation proposed for preservation and to be counted toward the 10-year tree canopy requirements have not been shaded and labeled and the 53,596 sq. ft. being claimed as "landscape canopy coverage provided" is unclear.

Recommendation: All areas of existing vegetation proposed for preservation and to be counted toward the 10-year tree canopy requirement should be clearly shaded and labeled, indicating the amount of tree canopy claimed for each area, on the PCA/FDPA.

8. **Comment:** The tree save areas at the western and southern portions of the property contain invasive plant species and other vegetation that can be considered undesirable including multi-floral rose, Japanese honeysuckle, pokeweed, wild grape, bush honeysuckle, and greenbriar, and it appears these areas are included in the tree cover calculations as providing tree cover.

Recommendation: The areas within the proposed tree save areas containing the invasive and/or undesirable vegetation should not be shaded and should be removed from the tree cover calculations as invasive and/or undesirable vegetation cannot be used to meet 10-year tree canopy requirements.

9. **Comment:** Several proposed landscape trees located inside the proposed parking lot island at the southwest portion of the site are proposed to be planted a six foot wide planting area.

Recommendation: The minimum width of any planting area should be 8', measured from the interior sides of the restrictive barrier, and trees should be planted no closer than 4' from any restrictive barrier.

10. **Comment:** A landscape plan has not been submitted and it is unclear how the Applicant proposes to landscape the site.

Recommendation: A landscape plan should be submitted that shows a variety of native and desirable tree species, of various sizes, planted throughout the site. Landscape trees that are well suited for this location include red maple, red oak, American holly, American beech, willow oak, eastern redcedar and many others. All trees proposed to be planted should be identified as Category I, II, III, or IV deciduous trees and/or Category I, II, III, or IV evergreen trees. In addition, minimum planting areas for proposed trees should be provided in accordance with PFM 12-0601.1B

Opportunities to receive additional tree canopy credits in exchange for the planting of trees in a manner that will provide specific environmental and ecological benefits, or for the use

of species that are native to Fairfax County, or for the use of species that are resistant to diseases, pests, decay and the negative impacts imposed by harsh conditions should be considered. See PFM sections 12-0510.4B thru 12-0510.4B(6) for opportunities for additional 10-year tree canopy credits.

- 11. Comment:** It is unclear if easements for all proposed and existing public utilities have been identified.

Recommendation: Easements for all proposed and existing public utilities should be shown and identified on the PCA/FDPA.

- 12. Comment:** Given the nature of tree cover on this site, and depending upon the ultimate development configuration provided, several proffers will be instrumental in assuring adequate tree preservation and protection.

Recommendation: Recommend the following proffer language to ensure effective tree preservation:

Tree Preservation: "The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the PCA/FDPA and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan."

Tree Preservation Walk-Through. "The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, DPWES,

representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.”

Limits of Clearing and Grading. “The Applicant shall conform strictly to the limits of clearing and grading as shown on the PCA/FDPA, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the PCA/FDPA, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.”

Tree Preservation Fencing: “All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the “Root Pruning” proffer below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.”

Root Pruning. “The Applicant shall root prune, as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan

submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.”

Site Monitoring. “During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.”

Please contact me at 703-324-1770 should you have any questions.

TLN/
UFMID #: 167100

cc: RA File
DPZ File



County of Fairfax, Virginia

MEMORANDUM

DATE: February 29, 2012

TO: St. Clair Williams, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Durga Kharel, Stormwater Engineer
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Proffered Condition Amendment/Final Development Plan Amendment # PCA/FDPA 85-P-111-02, Young Women's Christian Association of the National Capital Area, Inc. (YWCA NCA), , LDS Project #25588-ZONA-001-1, Tax Map #039-4-35-A, Providence District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site. Water quality controls are required for this development (PFM 6-0401.2A). The applicant intends to provide BMP treatment for the 1.19 detained acres by the proposed stormwater management pond shown on the plat. In addition to this, the applicant mentions in the water quality narrative about providing LID techniques (such as infiltration) or use of structural filter systems (such as Storm Filter) or a combination thereof for un-detained area to meet the BMP requirement for the proposed improvement, though they are not shown anywhere on the plat.

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

There are no downstream drainage complaints on file.

Stormwater Detention

The applicant has proposed a stormwater management pond with a storage volume approximately 13,350 CF to meet the detention requirements of PFM 6-0301.3.



St.Clair Williams, Staff Coordinator

PCA/FDPA 85-P-111-02, Young Women's Christian Association of the National Capital Area

February 29, 2012

Page 2 of 2

Site Outfall

An outfall narrative has been provided, however, the description of the adequacy and stability of the outfall is not a part of the statement (ZO 18-202.10.F and R).

Stormwater Planning Comments

This case is located in the Difficult Run Watershed. There is one project, DF9133B, pond retrofit, located near the subject site. This project entails *significant improvement in peak flow attenuation and pollutant load reduction by replacing the existing weir with a multi-stage control structure and excavating to maximize the available storage volume.*

These comments are based on the 2011 version of the Public Facilities Manual (PFM). A new stormwater ordinance and updates to the PFM's stormwater requirements are being developed as a result of changes to state code (see 4VAC50-60 adopted May 24, 2011). The site plan for this application may be required to conform to the updated PFM and the new ordinance.

Please contact me at 703-324-1720 if you require additional information.

DK/

cc: Fred Rose, Chief, Watershed Planning & Assessment Branch, Stormwater Planning Division, DPWES
Judy Cronauer, Chief, Central Branch, SDID, DPWES
Zoning Application File



County of Fairfax, Virginia

MEMORANDUM

DATE: February 29, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Comprehensive Planning

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section
Department of Transportation

FILE: 3-4 (RZ 1985-P-111-02)

SUBJECT: Transportation Impact

REFERENCE: PCA/ FDPA 85-P-111-02; Young Women's Christian Association of the
National Capital Area Inc. (YMCA-NCA)
Traffic Zone: 1534 Land Identification Map: 39-4 ((35)) A

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. Our comments are based on the submitted plan dated December 14, 2011.

This department provides the following comments:

- The applicant should widen the existing one-way driveway to allow adequate bus turning movements while vehicles are parallel parked on that same driveway. This would allow buses entering the driveway to make the turning radius without having to back-up.
- It is desirable for the parking lot entrance to align with the existing entrance across Wolf Trap Road.
- The applicant should break up the parking area to include center islands and sidewalk.

VDOT's comments per memo of January 27, 2012 are;

- The entrance closest to Gallows Road should be closed since access out of this area is provided by interparcel access and due to its proximity to the intersection.
- The improvements at the Gallows Road intersection should be clearly identified, including pedestrian facilities, CG-12 ramps, curb and gutter, etc.

AKR:ak W:pca85P111-02YWCA

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5684 TTY: 711
Fax: (703) 877 5697
www.fairfaxcounty.gov/fcdot





COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030
January 27, 2012

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Kevin Nelson
Virginia Department of Transportation – Land Development Section

Subject: PCA/FDPA 1985-P-111-02 Young Women's Christian Association of the
National Capital Area, Inc.
Tax Map # 39-4((35))A

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

I have reviewed the above plan submitted on January 9, 2012, and received on January 10, 2012. The following comments are offered:

1. The entrance closest to Gallows Road should be closed since access out of this area is provided by interparcel access and due to its proximity to the intersection.
2. The improvements at the Gallows Road intersection should be clearly identified, including pedestrian facilities, CG-12 ramps, curb and gutter, etc.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver
fairfaxrezoning1985-P-111-02fdpa1YWCAGallowsRd1-27-12BB

9-304 Standards for all Category 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 3 special exception uses shall satisfy the following standards:

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.
2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.
3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.
4. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.
5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

9-309 Additional Standards for Child Care Centers and Nursery Schools

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time. Such area shall be delineated on a plat submitted at the time the application is filed.

For the purpose of this provision, usable outdoor recreation area shall be limited to:

- A. That area not covered by buildings or required off-street parking spaces.
- B. That area outside the limits of the minimum required front yard, unless specifically approved by the Board in commercial and industrial districts only.
- C. Only that area which is developable for active outdoor recreation purposes.
- D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.

2. All such uses shall be located so as to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use as determined by the Director. To assist in making this determination, each applicant, at the time of application, shall provide an estimate of the maximum expected trip generation, the distribution of these trips by mode and time of day, and the expected service area of the facility. As a general guideline, the size of the use in relation to the appropriate street type should be as follows, subject to whatever modification and conditions the Board deems to be necessary or advisable:

Number of Persons Street Type

1-75 Local

76-660 Collector

660 or more Arterial

3. All such uses shall be located so as to permit the pick-up and delivery of all persons on the site.
4. Such use shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

9-310 Additional Standards for Private Schools of General Education and Private Schools of Special Education

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area for a private school of general education shall be of such size that:

A. 200 square feet of usable outdoor recreation area shall be provided for each child in grades K-3 that may use the space at any one time, and

B. 430 square feet of usable outdoor recreation area shall be provided for each child in grades 4-12 that may use the space at any one time.

Such usable outdoor recreation area shall be delineated on a plat submitted at the time the application is filed.

For the purpose of this provision, usable outdoor recreation area shall be limited to:

- A. That area not covered by buildings or required off-street parking spaces.
- B. That area outside the limits of the required front yard.
- C. Only that area which is developable for active outdoor recreation purposes.
- D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.

2. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area of a private school of special education shall be based upon a determination made by the Board; provided, however, that the proposed use conforms with the provisions set forth in Sect. 304 above.

3. All private schools shall be subject to the provisions set forth in Par. 2 and 3 of Sect. 309 above. If applicable, such uses shall also be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area; information such as topography, location and size of proposed structures, location of streets, trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		